Karen Johnson Davidson County
Batch# 1456059 DEEDWARR
08/06/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260806-0072324

WARRANTY DEED

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/12/2030 DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CK Flips 615 LLC, a Limited Liability Company	SAME AS NEW OWNER	
(NAME) 4018 Aspen Grove Dr, B23	(NAME)	072-09-0-29300
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Chris Grizzard, and Eric Grizzard**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **CK Flips 615 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 86 on the Plan of Irvington Subdivision of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 60 feet on the west margin of Inga Street; thence from a appoint on said margin said lot extends 248.5 feet to a dead line in the rear; thence again from the westerly margin of Inga Street said lot extends 244.9 feet to a dead line on which it measures 60.17 feet.

Being the same property conveyed to Robbie J. Grizzard from Robbie J. Grizzard dated October 29, 2012, and recorded November 15, 2012, in Instrument No. 20121115-0105285, Register's Office for Davidson County, Tennessee.

Robbie J. Grizzard died intestate on June 27, 2020. His interest in the subject property vested at his death in Shirley Louise Maxey, Ephraim Howard Grizzard, III, Evangeline Bond, Eric Grizzard, and Chris Grizzard, as tenants in common, being his heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

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Ephraim Howard Grizzard, III, having since died intestate on April 8, 2023. His interest in the subject property vested at his death in Darius Anderson, as his sole heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

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This conveyance is made pursuant to the Order Granting Second Motion to Approve Purchase and Sale Agreement, entered in Case No. 23-0117-IV in the Chancery Court for Davidson County, Tennessee, at Nashville, which authorizes Eric Grizzard and Chris Grizzard, as authorized petitioners, to execute any deed, closing statement, or other documentation necessary to effectuate the sale of the property located at 2601 Inga Street, Nashville, Tennessee 37216

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 2601 Inga Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July, 2026.

Chris Grizzard

Chris Grizzard, Authorized Signor, pursuant to order to Approve Partition of Heirs Property by Sale (Case No. 23-0117-IV in Chancery court for davidson County, Tennessee at Nashville, TN)

Eric Grizzard, Authorized Signor, pursuant to order to Approve Partition of Heirs Property by Sale (Case No. 23-0117-IV in Chancery court for davidson County, Tennessee at Nashville, TN)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of July, 2026, before me personally appeared Chris Grizzard and Eric Grizzard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of July, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/31/26.

Date

Affiant Signature

8/3/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 20 26.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)