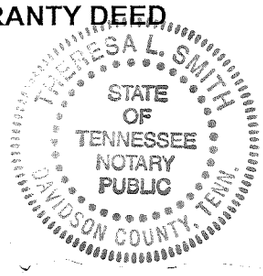
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Theresa Scully	First Trust Home Loans, Inc.	02607004600
(NAME)	(NAME)	
115 Butterfield Court	99 Grant 65	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Sheridan, AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1471595 DEEDWARR
09/10/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20260910-0084181

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CK Flips 615 LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mary Theresa Scully, a single person, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to-wit:

Being Lot No. 152, on the Windsor Green, Phase I, Section II, as shown on plat of record in Plat Book 6250, Page 45, inthe Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more completedescription of said property.

Being the same property conveyed to Timothy Edward Walker by Deed from Shaun Donovan, The Secretary of Housingand Urban Development, dated 11/18/2013, of record in Instrument 201311250120757, Register's Office for DavidsonCounty, Tennessee.

The said Timothy Edward Walker died testate on 03/26/2026, leaving the said James W. Walker as his/her sole heirs atlaw and Marian Adams is named as a beneficiary under the Last Will and Testament of Timothy Edward Walker, asevidenced in Affidavit of Heirship recorded in Instrument 202606010049244 and Instrument 202606010049245, Register'sOffice for Davidson County, Tennessee.

Being the same property conveyed to James W. Walker by Quitclaim Deed from Marian Adams, dated 05/20/2026, ofrecord in Instrument 202606010049246, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CK Flips 615 LLC, a Tennessee limited liability company by Warranty Deed fromJames W. Walker, dated 05/27/2026, of record in Instrument 202606010049247, Register's Office for Davidson County,Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book Book 6250, Page 45; (2) Subject to TVA Easement if record in Book 2487, Page 227 and Book 3067, Page 181; (3) Easement including terms and conditions thereof as recorded in Book 4377, Page 94 and Book 6636, Page 824; (4) Agreement for Dedication of Easement for Sanitary Sewers including terms and conditions thereof as recorded in Book 6117, Page 290; (5) Easement including terms and conditions thereof as recorded in Book 7410, Page 996; (6) Articles of Incorporation of Windsor Green Services Association of record in Book 6396, Page 542, amended in Book 192, Page 65; (7) Quitclaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369: (8) Declaration of Covenants, Conditions and Restrictions of Windsor Green Services Association as recorded in Book 6406, Page 929, amended in Book 6406, Page 950, Register's Office for Davidson County, Tennessee,

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 115 Butterfield Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of September, 2026.

CK Flips 615 LLC, a Tennessee limited liability company

By: _____

Connor Kennedy, Sole Member

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Connor Kennedy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member of the within named bargainor, CK Flips 615, LLC a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of September, 2026.

_____

Notary Public:

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 9/4, 2026.

Theresa L. Smith

Affiant

Date: 9-9 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY