Karen Johnson Davidson County
Batch# 1478202 DEEDWARR
09/28/2026 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20260928-0089472

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-10352-CML

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public
My Commission Expires: 6.3.29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Black 2601b Inga Street Nashville, TN 37216	New Owner	072 09 3Z 002.00 CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **CK Flips 615 LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **James Black, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of TWOTHOUSANDSIXHUNDREDONE INGA STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TWOTHOUSANDSIXHUNDREDONE INGA STREET, a Horizontal Property Regime, of record in Instrument No. 20260810-0073474, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to CK Flips 615 LLC, a Tennessee Limited Liability Company, by Warranty Deed from Chris Grizzard and Eric Grizzard, of record in Instrument No. 20260806-0072324, in the Register's Office of Davidson County, Tennessee, dated July 31, 2026 and recorded on August 6, 2026.

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

The said Robbie J. Grizzard died on June 27, 2020, intestate, devising subject property to Shirley Louise Maxey, Ephraim Howard Grizzard, III, Evangeline Bond, Eric Grizzard, and Chris Grizzard. See Affidavit of Heirship in furtherance of Title recorded in Instrument No. 20260806-0072322.

The said Ephraim Howard Grizzard, III died on April 8, 2023, intestate, devising subject property to Darius Anderson. See Affidavit of Heirship in furtherance of Title recorded in Instrument No. 20260806-0072323.

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.

Being the same property conveyed to Robbie J. Grizzard, by Quitclaim Deed from Sterling Grizzard, of record in Book 5454, Page 127, in the Register's Office of Davidson County, Tennessee, dated June 18, 1979 and recorded on June 22, 1979.

Being the same property conveyed to Sterling Grizzard and sisters, Robbie J. Grizzard, by Warranty Deed from James A. Reed, Jr., unmarried, of record in Book 5232, Page 798, in the Register's Office of Davidson County, Tennessee, dated December 6, 1977 and recorded on December 13, 1977.

This is improved property located at: **2601b Inga Street, Nashville, TN 37216**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2026.

GRANTOR:

CK Flips 615 LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Connor Kennedy, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they are the Member of CK Flips 615 LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2026.

_____
Notary Public
My Commission expires: _____

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

I, Kirsten Virden, 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 9.25.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.25.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

