Karen Johnson Davidson County
Batch# 831031 DEEDWARR
03/30/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220330-0036828

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2022. Notary Public My commission expires:
(Notary Stamp)	

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarai Ovalle and Cesar Ovalle	**New Owner**	**149-05-0-052.00**
4781 Apollo Drive		
Antioch, TN 37013		

FOR AND IN 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, WE,

CK Flips 615, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarai Ovalle and Cesar Ovalle, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section 3, Barclay Square of record in Plat Book 4675, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 184 fronts 53.60 feet on the westerly margin of Apollo Drive and extends back 213.08 feet on the northerly line and 172.15 feet on the southerly line, to a line on the rear on which it measures 88.55.

Being the same property conveyed to George R. Hammonds, married, by Warranty Deed, from Sidney R. LeMay, dated November 1st, 2004, of record in Instrument No. 20041102-0131995, Register's Office for Davidson County, Tennessee. Said property being further conveyed to CK Flips 615, LLC, a Tennessee limited liability company, by Warranty Deed, from George R. Hammonds and Amanda R. Hammonds, married, dated August 24th, 2021, of record in Instrument No. 20210826-0115501, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 4872, Page 490, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4781 Apollo Drive, Antioch, TN 37013.

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 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/our hand(s) this 11th day of March, 2022.

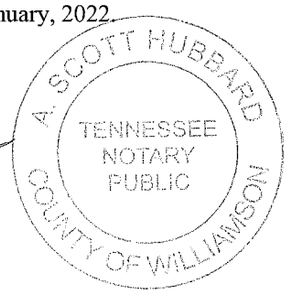
CK Flips 615, LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy, President and Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Connor Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Sole Member of CK Flips 615, LLC, the within named bargainor, a Limited Liability Company, and that such Connor Kennedy as such President and Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Sole Member.

Witness my hand and seal, this 10th day of January, 2022.



_____
Notary Signature
My commission expires: 11-5-2024

File #: 21-960
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

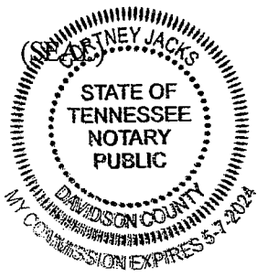
I, Anna Bates do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 11, 22 (date of document).

Anna Bates
Affiant Signature

3/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of March, 2022.



Notary's Signature
My Commission Expires: