WARRANTY DEED

Karen Johnson Davidson County
Batch# 887486 DEEDWARR
07/12/2022 11:34:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220712-0080026

BS-SA-22-366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/19/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-19-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
CK Flips 615 LLC	**New Owner**	
(NAME) **203 Point East Dr.**	(NAME)	**119-07-0-022.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have 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(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown in the Declaration of Covenants, Conditions and Restrictions for ThreeThirtySix Flushing Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220712-0080023 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Shacklett, Jr. and wife, Clara Louise Shacklett by Deed from Philip N. Brownstein of record in Book 3905, page 491, Register's Office for Davidson County, Tennessee, dated May 28, 1965 and recorded on June 24, 1965.

Said John S. Shacklett became deceased on March 14, 2005, vesting Clara Louise Shacklett as the surviving tenant.

Said Clara Louise Shacklett became deceased on January 11, 2009, leaving Last Will and Testament filed for Probate in Docket No. 09P181, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, John J. Shacklett is named Executor of the Estate of Clara Louise Shacklett, deceased.

Last Will and Testament recorded on February 09, 2010 in Instrument No. 20100209-0010201.

Being the same property conveyed to Mary Ann Shacklett by Quitclaim Deed from John J. Shacklett, Executor of the Estate of Clara Louise Shacklett, John J. Shacklett, Executor of record in Instrument No. 20100806-0062207 Register's Office for Davidson County, Tennessee, dated August 5, 2010 and recorded on August 6, 2010.

Being a part of the same property conveyed to Stonegate Acquisitions LLC, A Tennessee Limited Liability Company by Warranty deed from Mary Ann Shacklett, Single of record in Instrument No. 20220701-0076860 Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on July 01, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2102, Page 339, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **366 B Flushing Dr, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 the 8th DAY OF JULY, 2022.

Stonegate Acquisitions LLC

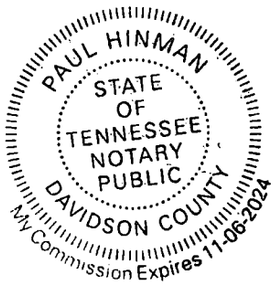
BY:_____
Paul Simiyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of STONEGATE ACQUISITIONS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212