Karen Johnson Davidson County
Batch# 895942 DEEDWARR
07/29/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220729-0086567

JOANNA W FOWLER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2022. Notary Public My commission expires: 11.22.2025

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:
Eric Steidl and Angela Steidl	**New Owner**	**133-08-0-032.00**
1053 Antioch Pike		
Nashville, TN 37211		

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

Angela Steidl, a single woman and Eric M. Steidl, a married man, as joint tenants with right of survivorship

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. 7 on the Plan of N.R. Roberts Subdivision, not of record, described as follows:

Said Lot No. 7 fronts 60 feet on the southerly side of Antioch Pike and runs back between parallel lines 180 feet to a dead line.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of said land conveyed to the State of Tennessee by deed from Nolen Stafford and wife, Agnes W. Stafford, dated August 7, 1959, of record in Book 2929, page 247, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Antioch Pike where the lands of Stafford and Templeton corner and runs with the south margin of Antioch Pike north 74 degrees west 60 feet to a point in the boundary line between the lands of C.P. Grisham and Stafford; thence with said boundary line south 16 degrees west 12 feet to a point; thence south 74 degrees east 60 feet to a point in the boundary line between the lands of Stafford and Templeton said point being 40 feet right of centerline Station 2+30 of Antioch Pike; thence with said boundary line north 16 degrees east 12 feet to the point of beginning, containing 0.018 acres, more or less.

Being the same property conveyed to CK Flips 615, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated February 10, 2022, of record in Instrument No. 20220304-0024751, 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 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 1053 Antioch Pike, Nashville, TN 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 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 28th day of July, 2022.

CK Flips 615, LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy, 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 Sole Member of CK Flips 615, LLC, the within named bargainor, a Limited Liability Company, and that such Connor Kennedy as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 28th day of July, 2022.

_____
Notary Signature
My commission expires:_____

ALICIA B. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/21/25
COUNTY OF WILLIAMSON

File #: 22-458
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 July 29 2022 (date of document).

Jami K. Averwater

Signature

July 29, 2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD