Karen Johnson Davidson County
Batch# 933605 DEEDWARR
10/25/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20221025-0115701

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ cuc DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 21st day of October, 2022.

Carmen Coats
Notary Public

My commission expires:_____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026
(Notarial Seal)

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:
Coralee Elizabeth Trigger	cuc ~~New Owner~~ CROSS COUNTRY MTG	**094-05-0-096.00**
913 South 14th Street	6850 MILLER ROAD	
Nashville, TN 37206	BRECKSVILLE, OH 44141	

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

Coralee Trigger, a single woman

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. 54 on the Plan of Section One, Revised, Shelby Heights of record in Plat Book 2330, Page 171, 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 CK Flips 615, LLC, a Tennessee limited liability company, by Warranty Deed from James Ryion, single, dated March 14, 2022, of record in Instrument No. 20220321-0032375, 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 2330, Page 171, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2810, Page 475, 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 913 South 14th Street, Nashville, TN 37206.

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 21st day of October, 2022.

CK Flips 615, LLC, a Tennessee Limited Liability Company

By: _____
Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, this 21 day of October, 2022.

_____
Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Printed Name: _____

My commission expires: 11-5-2024

File #: 22-647
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023