Karen Johnson Davidson County
Batch# 956924 DEEDWARR
12/30/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20221230-0134096

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2022.

Notary Public

My commission expires:

(Notary Stamp)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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:
Brad Mullins and Isabella Green	**Movement Mortgage**	**044-05-0-038.00**
332 Keeton Avenue	**8024 Calvin Hall Road**	
Old Hickory, TN 37138	**Indian Land, SC 29707**	

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

Brad Mullins, and Isabella Green, a married couple

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 the northwesterly 16 feet of Lot No. 53 and the southeasterly 53 feet of Lot No. 52 on the unrecorded plan of Scenic View Subdivision, and known as Lot "AA", on the unrecorded plan showing a re-subdivision of Lots 51 to 57 and other lots in said subdivision of Scenic View, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 16 feet southeast from the original corner of Lot Nos. 52 and 53, this said beginning point likewise being 963.2 feet northwest from a concrete monument set at a curve into Hillman Place; thence with the margin of Keeton Avenue, northwesterly 72 feet to a point which is 56 feet northwest from the original corner of Lot Nos. 52 and 53; thence S 43 deg. 59 min. W 165 feet to a point; thence S 46 deg. 10 min. E 72 feet to a point; thence N 43 deg. 59 min. E 165 feet to the point of beginning.

Being the same property conveyed to CK Flips 615, LLC, a Tennessee limited liability company, by Warranty Deed from Jeff R. Miller, a single person, dated September 1, 2022, of record in Instrument No. 20220906-0099673, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 332 Keeton Avenue, Old Hickory, TN 37138.

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 27th day of December, 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 27th day of December, 2022.

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

File #: 22-705
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12-27-22.

Date

Celia Stewart-Rouse

Affiant Signature

12-27-22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27th day of Dec, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY