Karen Johnson Davidson County
Batch# 965526 DEEDWARR
01/30/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230130-0006756

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2023. Notary Public My commission expires: 6/22/26

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:
Christopher Smalley	**New Owner**	**119-07-0A-002.00CO**
366 Flushing Drive Unit B		
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

Christopher Smalley, an unmarried man

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 Unit B on the Plan of ThreeThirtySix Flushing Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions 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 CK Flips 615, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company, dated July 8, 2022, of record in Instrument No. 20220712-0080026, 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.
Restrictive Covenants contained in an instrument of record in Instrument No. 20220712-0080023, Register's Office for Davidson County, Tennessee.
All matters of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20220720-0083303, Register's Office for Davidson County, Tennessee.
Restriction contained in an instrument of record in Book 2102, Page 339, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 366 Flushing Drive, 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 27th day of January, 2023.

CK Flips 615, LLC, a Tennessee Limited Liability Company

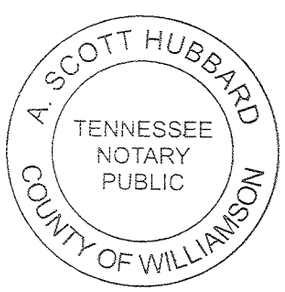
By: _____
Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a notary public for 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 the sole member of CK Flips 615, LLC, the within named bargainor, a Tennessee 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 such sole member.

Witness my hand and seal, at office in Brentwood TN, this 27th day of January, 2023.

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



File #: 23-2
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 1/27/23 (date of document).

Affiant Signature

1/30/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY