Karen Johnson Davidson County
Batch# 1080131 DEEDWARR
12/08/2023 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231208-0094982

| | |
|---|---|
| DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $315,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 6th day of December, 2023.<br>Notary Public<br>My commission expires: 03/26/25 |

**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: |
|---|---|---|
| **Dony Manyphonh and Sythonh Manyphonh** | **New Owner** | **162-10-0-144.00** |
| **564 Brookview Estates Drive** | | |
| **Nashville, TN 37013** | | |

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

**Dony Manyphonh, an unmarried man, and Sythonh Manyphonh, 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 Lot No. 144 on the Plan of Brook View Estates, Section 2 of record in Plat Book 4460, Page 163, 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 Jeana Cheryl Mitchell, Trustee of 2011 Bolton Community Property Trust, dated June 20, 2011, recorded June 28, 2023, of record in Instrument No. 20230628-0049209, 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. 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 4460, Page 163, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 4689, Page 561, Register's Office for Davidson County, Tennessee.
c. 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 564 Brookview Estates Drive, Nashville, TN 37013.

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 6th day of December, 2023.

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, Sole Member of CK Flips 615, LLC, 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, Sole Member of CK Flips 615, LLC 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 6th day of December, 2023.

Notary Signature
My commission expires:_____

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 23-479
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

**Tennessee Certification of Electronic Document**

K. DeSiree Sailsman, 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 **12/06/23** (date of document).

Affiant Signature

**12/08/23**

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **8** day of **December**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

