Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-EXP-24-917

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1130665 | DEEDWARR
05/03/2024 11:40:35 AM | 3 pgs
Fees: $18.00 Taxes: $1,850.00

20240503-0032624

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2024

DANA DELOACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

MST 2024-0613

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonegate Acquisitions, LLC and CK Flips 615, LLC	New Owners	102-14-0-033.00
(NAME)	(NAME)	
146 Southridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mr. Petr M. Sirotiuk and Mrs. Antonina V. Sirotiuk, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company and CK Flips 615 LLC, a Tennessee Limited Liability Company,** 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. 285 on the Plan of Brookmeade, Section 8 of record in Plat Book 2900, Page 134, 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 Natallia Sirotouk by Special Warranty Deed from Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, by its duly authorized attorney in fact, Burrow Closing Management Corporation of record in Instrument No. 20030319-0036560 and Re-Recorded in Instrument No. 20030818-0119115 and Correction in Instrument No. 20040311-0028085 Register's Office for Davidson County, Tennessee, dated February 03, 2003 and recorded on March 19, 2003.

Being the same property conveyed to Mr. Petr M. Sirotiuk and Mrs. Antonina V. Sirotiuk, a married couple by Quitclaim Deed from Natalia P. Doherty (Sirotyuk) of record in Instrument No. 20130618-0061905 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 18, 2013.

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 134, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2436, Page 553, in the Register's Office for Davidson County, Tennessee. Declaration of Perpetual Sanitary Sewer Easement of record in Instrument Number 20170323-0028410, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 5233, Page 499, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 917 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 1st DAY OF MAY 2024.

Mr. Petr M. Sirotiuk

Mr. Petr M. Sirotiuk

Mrs. Antonina V. Sirotiuk

Mrs. Antonina V. Sirotiuk

STATE OF Texas
COUNTY OF Brazoria

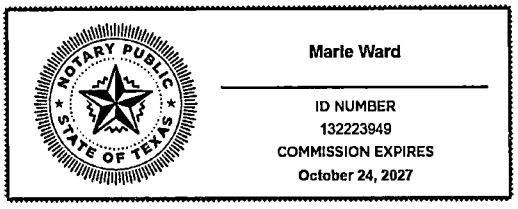
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mr. Petr M. Sirotiuk and Mrs. Antonina V. Sirotiuk, a married couple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of May, 2024.

Marie Ward
Notary Public

My commission expires: 10/24/2027

(SEAL)



Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, JOHN GLEAVES, 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 5/1/24 (date of document).

Affiant Signature

5/1/24
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of MAY, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

