Karen Johnson Davidson County
Batch# 1135473 DEEDWARR
05/15/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240515-0036076

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2024. Notary Public My commission expires:_____

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:
Jamie Leffler	CROSSCOUNTRY MORTGAGE	**053-13-0-055.00**
220 Chesterton Court	2160 SUPERIOR AVE	
Nashville, TN 37115	CLEVELAND, OH 44114	

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

Jamie Leffler, 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. 131 on the Plan of Phase 1, Kimbolton of record in Plat Book 6900, Pages 276-278, 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 Nick Patterson and Terra Patterson, husband and wife, dated March 11, 2024, of record in Instrument No. 20240312- 0017031, 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 6900, Pages 276-278, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7799, Page 50 and Instrument No. 20060126-0009811, Register's Office for Davidson County, Tennessee. By Laws of record in Instrument No. 20030226-0025658, Register's Office for Davidson County, Tennessee. Easement to Nashville Electric Service of record in Book 7237, Page 871 (ph I), in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 7483, Page 982, re-recorded in Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee. Subject to HOA dues- if any.
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 220 Chesterton Court, Nashville, TN 37115.

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 10th day of May, 2024.

CK Flips 615, LLC, a Tennessee Limited Liability Company

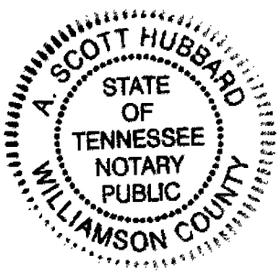
By: _____
Connor Kennedy, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Connor Kennedy 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 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 10th day of May, 2024.

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



File #: 24-174
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 10, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25