Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 89-CK-24-1020

WARRANTY DEED

Karen Johnson
Batch # 1149132
06/20/2024 11:04:09 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20240620-0046346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED EIGHTY THOUSAND AND 00/100 (180,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CK Flips 615 LLC and Stonegate Acquisitions LLC (NAME)	**NEW OWNER** (NAME)	**128 09 0 006.00**
~~**1020 Hickory Hollow Road Nashville, TN 37221**~~ (ADDRESS)	**146 Southridge Drive Nashville, TN 37207** (ADDRESS)	

146 Southridge Drive
Nashville, TN 37207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of June, 2024, the undersigned, **ARCHIE PHILIP BURGESS AND MARILYNE POWELL BURGESS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CK FLIPS 615 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1020 HICKORY HOLLOW ROAD, NASHVILLE, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of BELLEVUE MANOR, as of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 113.13 feet on the Northeasterly side of Hickory Hollow Road and extends back 251.30 feet on the Northwesterly line and 459.86 feet on the Southeasterly line to a dead line in the rear on which it measures 253.42 feet.

Being the same property conveyed to Archie Philip Burgess and wife, Marilyne Powell Burgess, by Warranty Deed from M.F. Powell and wife, Agnes H. Powell, of record in Book 9352, Page 160, in the Register's Office of Davidson County, Tennessee, dated April 20, 1994 and recorded on May 20, 1994. See also Conservatorship Case No. 22P1544, filed by M. Jill Burgess for Archie Philip Burgess, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division on August 16, 2022 and Conservatorship Case No. 22P1546, filed by M. Jill Burgess for Marilyne Powell Burgess, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division on August 17, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of June, 2024.

GRANTOR: Archie Philip Burgess
By: M. Jill Burgess, Conservator

Archie Phillip Burgess by Jill Burgess, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Jill Burgess with who I am personally acquainted, and who upon oath acknowledged themself to be the Conservator for Archie Phillip Burgess and Marilyne Evelyn Powell Burgess of record in the Probate Court for Davidson County, Tennessee, Docket No. 22P1544 and 22P1546, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Archie Phillip Burgess and Marilyne Evelyn Powell Burgess, and that they in such capacity as Conservator executed the foregoing instrument for the purposes contained therein, by singing their name.

WITNESS my hand, at office, on this 17th day of June, 2024.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

GRANTOR: Marilyne Evevlyn Powell Burgess
By: M. Jill Burgess, Conservator

Marilyne Evelyn Powell Burgess by Jill Burgess, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Jill Burgess with who I am personally acquainted, and who upon oath acknowledged themself to be the Conservator for Archie Phillip Burgess and Marilyne Evelyn Powell Burgess of record in the Probate Court for Davidson County, Tennessee, Docket No. 22P1544 and 22P1546, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Archie Phillip Burgess and Marilyne Evelyn Powell Burgess, and that they in such capacity as Conservator executed the foregoing instrument for the purposes contained therein, by singing their name.

WITNESS my hand, at office, on this 17th day of June, 2024.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON