THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38223-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 19 day of July, 2024. Notary Public My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stonegate Acquisitions, LLC and CK Flips 615, LLC 146 Southridge Drive Nashville, TN 37207	New Owners 146 Southridge Drive Nashville, TN 37207	Map and Parcel No.: 12902003200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas F. Siami, Successor Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as amended and restated on December 3, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonegate Acquisitions, LLC, a Tennessee limited liability company and CK Flips 615, LLC, a Tennessee limited liability company** ("Grantees"), their successors and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6529 Rolling Fork Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1160630 DEEDWARR
07/22/2024 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20240722-0054921

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18 day of July, 2024.

Elizabeth P. Gobbel Revocable Trust, dated June 5, 2007, Amended and Restated, dated December 3, 2012

By:Thomas F. Siami, Successor Trustee

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, a Notary Public of said County and State, personally appeared Thomas F. Siami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Successor Trustee of Elizabeth P. Gobbel Revocable Trust, dated June 5, 2007, Amended and Restated, dated December 3, 2012, the within named bargainer, and that he/she as such Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Successor Trustee for Elizabeth P. Gobbel Revocable Trust, dated June 5, 2007, Amended and Restated, dated December 3, 2012.

Witness my hand and official seal this 18 day of July, 2024.

Notary Public

My Commission Expires: 1-31-27

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 922 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, Pages 102 and 103, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Rolling Fork Drive at the corner of Lots 921 and 922; thence with the line between said lots Southeasterly 241.6 feet to a point; thence Northwesterly 247.2 feet to the South margin of Baskin Drive; thence with the margin of the same Westerly 186.7 feet to the beginning of a curve; thence around said curve Southwesterly 38.8 feet to the Easterly margin of Rolling Fork Drive; thence with the margin of the same Southwesterly around a slight curve 162 feet to the point of beginning.

Being the same property conveyed to Walter G. Gobbel, jr. and wife Elizabeth P. Gobbel, by Deed from West Meade Farms, Inc., a corporation organized under laws of the State of Tennessee, of record in Book 2643, Page 141, in the Register's Office of Davidson County, Tennessee, dated April 03, 1957 and recorded on April 08, 1957.

Being the same property conveyed to Walter G. Gobbel, Jr. and wife, Elizabeth P. Gobbel, Trustees U/A/D Aug 01 1996 and any amendments thereto, by Quitclaim Deed from Walter G. Gobbel, Jr. and Wife, Elizabeth P. Gobbel, Individually, of record in Book 10147, Page 413, in the Register's Office of Davidson County, Tennessee, dated August 01, 1996 and recorded on August 06, 1996.

Being the same property conveyed to Walter G. Gobbel, Jr., Trustee of the Walter G. Gobbel, Jr. Revocable Trust established on June 5, 2007 and Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as equal tenants in common, by Quitclaim Deed from Walter G. Gobbel, Jr. and wife, Elizabeth P. Gobbel, Trustees of the Walter C. Gobbel, Jr. and Elizabeth P. Gobbel Joint Revocable Living Trust Agreement, of record in Instrument No. 20070608-0069138, in the Register's Office of Davidson County, Tennessee, dated June 05, 2007 and recorded on June 08, 2007. Said Walter G. Gobbel, Jr. died on June 09, 2017 appointing Thomas F. Siami as Successor Trustee.

Being the same property conveyed to Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, by Quitclaim Deed from Thomas F. Siami, Successor Trustee of the Walter G. Gobbel, Jr. Revocable Trust established on June 5, 2007 as to a one-half (1/2) undivided interest, of record in Instrument No. 20180322-0027221, in the Register's Office of Davidson County, Tennessee, dated March 22, 2018 and recorded on March 22, 2018. The said Elizabeth P. Gobbel having since died on March 7, 2023 appointing Thomas F. Siami, as Successor Trustee. Elizabeth P. Gobbel being one and the same person as Elizabeth Prather Gobbel, and the Elizabeth P. Gobbell Revocable Trust being one and the same entity as the Elizabeth Prather Gobbell Revocable Trust.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC. SECTION XI, as recorded in Plat Book 2331, Page(s) 102 & 103.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2493, Page 247.
5. Rights of upper and lower riparian owners to the flow of the waters of the unnamed, free from diminution or pollution.

Certificate of Authenticity

I, Holly A. Mason, 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 July 19, 2024.

Affiant Signature

7/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026