Karen Johnson Davidson County
Batch # 1193036 DEEDWARR
10/11/2024 03:07:31 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20241011-0079149

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3402-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of October, 2024.

Notary Public
My Commission Expires: 7-7-25

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stonegate Acquisitions, LLC and CK Flips 615, LLC<br>612 Cobert Lane<br>Franklin, TN 37064 | New Owner | 103 10 0 081.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **S C Knight LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stonegate Acquisitions, LLC, and CK Flips 615, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), 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. 76 on the plan of BROOKSIDE COURTS, SECTION 4, ADDITION NO. 4, as of record in Plat Book 2083, Page 59, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to S C Knight, LLC., a Tennessee Limited Liability Company, by Warranty Deed from Billy Brown as to a 42% interest, Jeffrey Prather as to a 42% interest, and Nathaniel Holzmann as to a 16% interest, all as tenants in common, of record in Instrument No. 20210427-0055837, in the Register's Office of Davidson County, Tennessee, dated April 26, 2021 and recorded on April 27, 2021.

This is ☒ improved property located at: **5705 Vine Ridge Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 9th day of October, 2024.

GRANTOR:

S C Knight LLC, a Tennessee Limited Liability Company

By: _____
Suzanne Knight, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzanne Knight, Sole Member the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of S C Knight LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2024.

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-KW-24-5705