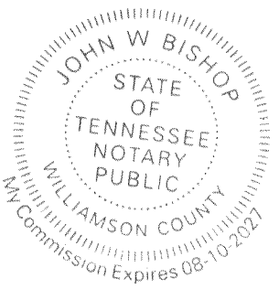
Karen Johnson Davidson County
Batch# 1232737 DEEDWARR
02/03/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20250203-0007669




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $387,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2025.

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: |
|---|---|---|
| **Daniel Lopez and Rosa Guadalupe Lopez Gomez** | **United Wholesale Mortgage, LLC** | **148-02-0-014.00** |
| **176 Luna Drive** | **585 South Boulevard East** | |
| **Nashville, TN 37211** | **Pontiac, MI 48341** | |

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

**Daniel Lopez and Rosa Guadalupe Lopez Gomez, husband and wife**

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. 152 on the Plan of Haywood Acres, Section Four of record in Book 2900, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 152 fronts 100 feet on the westerly side of East Ridge Drive and runs back between lines 270.0 feet on the northerly line and 265.7 feet on the southerly line to a dead line in the rear on which it measures 100.07 feet.

Being all of the property conveyed to CK Flips 615, LLC, a Tennessee Limited Liability Company, by deed from Teresa Hoots, married and Nancy Holmes, married and Keely Stuart, single, of record in Instrument No. 20240617-0045064, Register's Office for Davidson County, Tennessee, dated June 14, 2024. Also see Last Will and Testament of Geneva W. Allen in Instrument No. 20240508- 0033905 and Order of Probate four Muniment of Title in Instrument No. 20240508-0033904 and Warranty Deed in Book 3925, Page 618.

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 2900, Page 93, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 3075, Page 160, amended in Book 4562, Page 415, Register's Office for Davidson County, Tennessee.
d. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6165, Page 586, in the Register's Office for Davidson County, Tennessee.
e. 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 3713 East Ridge Drive, Nashville, TN 37211.

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 31st day of January, 2025.

CK Flips 615 LLC, a Tennessee Limited Liability Company

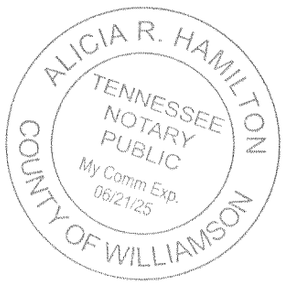
By: _____
Connor Kennedy, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Connor Kennedy, Sole Member of CK Flips 615, 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, the within named bargainor, a Limited Liability Company, and that such Connor Kennedy, Sole Member of CK Flips 615 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 31st day of January, 2025.

_____
Notary Signature
My commission expires: 6.21.25




File #: 25-19
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 31 day of January, 2025.

Affiant Signature
Date 1-31-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028