WARRANTY DEED

Karen Johnson Davidson County
Batch # 1300423 DEEDWARR
07/21/2025 02 37 56 PM 2 pgs
Fees $13 00 Taxes $8,752 35

20250721-0057402

MJ-OR-24-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,365,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 5/6/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/06/2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Natalie L Ransom and Brent D. Ransom	**SIRVA Mortgage, Inc.**	
(NAME)	(NAME)	
917 Bresslyn Rd	**6200 Oak Tree Boulevard, Suite 300**	**102-14-0-033 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Independence, OH 44131**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CK FLIPS 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STONEGATE ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE L. RANSOM AND BRENT D. RANSOM, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 285 on the Plan of Brookmeade, Section 8 of record in Plat Book 2900, Page 134, 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 Natallia Sirotouk by Special Warranty Deed from Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, by its duly authorized attorney in fact, Burrow Closing Management Corporation of record in Instrument No 20030319-0036560 and Re-Recorded in Instrument No 20030818-0119115 and Correction in Instrument No 20040311-0028085 Register's Office for Davidson County, Tennessee, dated February 03, 2003 and recorded on March 19, 2003

Being the same property conveyed to Mr Petr M Sirotiuk and Mrs Antonina V Sirotiuk, a married couple by Quitclaim deed from Natalia P Doherty (Sirotyuk) of record in Instrument No 20130618-0061905 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 18, 2013

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee limited liability company and CK Flips 615 LLC, a Tennessee limited liability company by Warranty Deed from Mr Petr M Sirotiuk and Mrs Antonina V Sirotiuk, a married couple of record in Instrument No 20240503-0032624 Register's Office for Davidson County, Tennessee, dated May 01, 2024 and recorded on May 03, 2024

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 134, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2436, Page 553, in the Register's Office for Davidson County, Tennessee
- Declaration of Perpetual Sanitary Sewer Easement of record in Instrument Number 20170323-0028410, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 5233, Page 499, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **917 Bresslyn Rd, Nashville, Tennessee 37205**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF JULY, 2025

CK Flips 615, LLC

BY: _____
Connor Kennedy
Sole and Managing Member

Stonegate Acquisitions, LLC

BY _____
Paul Simyu
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNOR KENNEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE AND MANAGING MEMBER of CK FLIPS 615, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE AND MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

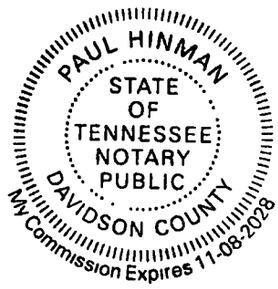


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of STONEGATE ACQUISITIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 14th of July, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212