WARRANTY DEED

Karen Johnson Davidson County
Batch # 1411853 DEEDWARR
04/27/2026 02:19:49 PM 2 pgs
Fees: $13.00 Taxes: $9,616.30

20260427-0036466

W-CK-26-6529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-3-2026

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)
Stephanie Kristen Wise	**Canopy Mortgage, LLC,a Limited Liability Company**	
(NAME)	(NAME)	**129-02-0-032.00**
6529 Rolling Fork Dr	**360 Technology Ct. Ste 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Lindon, UT 84042**	
(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, **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CK FLIPS 615 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 **STEPHANIE KRISTEN WISE,** 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. 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 Stonegate Acquisitions LLC, a Tennessee limited liability company and CK Flips 615, LLC, a Tennessee limited liability company by Warranty Deed from 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 of record in Instrument No. 20240722-0054921 Register's Office for Davidson County, Tennessee, dated July 18, 2024 and recorded on July 22, 2024 and Affidavit of Scrivener' s Error recorded on August 14, 2024 and Instrument No. 20240814-0062128.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.

- All matters shown on the Plan of record in Book 2331, Pages 102 and 103, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250324-0021947, 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: **6529 Rolling Fork Dr, 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 24th DAY OF APRIL, 2026.

Stonegate Acquisitions LLC

BY:_____
John Gleaves
Authorized Agent

CK Flips 615 LLC

BY:_____
Connor Kennedy
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of STONEGATE ACQUISITIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of April, 2026.

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

_____
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, 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 MEMBER of CK FLIPS 615 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 24th of April, 2026.

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: _____
(SEAL)

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