THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1720 West End Avenue, Ste. 530
Nashville, TN 37203

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Karen Johnson Davidson County
Batch# 358949 DEEDQC
02/18/2020 08:31:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200218-0017496

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $ 0.00.

Amanda Briner
Affiant

Sworn to and subscribed before me this 6th day of February, 2020.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Hart-Love Enterprises, LLC	1821-A 3rd Ave N., Nashville, TN	Owner	**081-08-0-309.00**
7346 Sac Lampley Rd	AND		**AND**
Bon Aqua TN 37025	1104 Cass St., Nashville, TN		**081-03-0-265-00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Ludie Lou Holdings, LLC, a Tennessee limited liability company** (Grantor), does hereby quitclaim, transfer and convey unto **Hart-Love Enterprises, LLC, a Tennessee limited liability company** (Grantee), its successors and assigns, all of its rights, title and interest, the following described tracts or parcels of land situated in Davidson County, Tennessee, to-wit:

PARCEL ONE

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of L.G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of lots, as of record in Plat Book 57, Page 69, said Register's Office.

Said Lot No. 5 fronts 50 feet on the Northerly margin of Cass Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ludie Lou Holdings, LLC by Warranty deed from Bobby C. Lester, as Executor of Estate of Lucy C. Simmons and Bobby C. Lester, Pearline Parker and Stacy Lester, as Beneficiaries under the Last Will and Testament of Lucy C. Simmons, deceased of record in Instrument No. 20150312-0021400 Register's Office for Davidson County,

Tennessee, dated March 03, 2015 and recorded on March 12, 2015.

Property Address:
1104 Cass Street, Nashville, TN 37208

PARCEL TWO

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No. 48 on the Plan of D.T. McGavock's Plan of 56 lots in North Nashville of record in Plat Book 11, Page 393, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 3rd Avenue, North; formerly College Street, 395 feet, South 47 degrees 30' East from the presently Southerly margin of Coffee Street; thence with the Westerly margin of 3rd Avenue North, South 47 degrees 30' East 40 feet to the common corner of Lots Nos. 47 and 48; thence South 42 degrees West with the line between said two lots 165 feet to the Easterly margin of an alley; thence with said alley, North 47 degrees 30' West 40 feet to an iron pin; thence North 42 degrees East 165 feet to the point of beginning.

Being the same property conveyed to Tarrick Love and Tanisha Hart-Love by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20140917-0085366 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on September 17, 2014.

Being the same property conveyed to Ludie Lou Holdings, LLC a Tennessee limited liability company by Quitclaim deed from Tarrick Love and Tanisha Hart-Love of record in Instrument No. 20190122-0006293 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 22, 2019.

Property Address:
1821 A 3rd Avenue North Nashville, Tennessee 37208

WITNESS my hand this the 6th day of February, 2020.

Tarrick D. Love, Member

Tanisha Hart-Love, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Tarrick D. Love and Tanisha Hart-Love** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of February, 2020.

CHRISTINE N. MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/17/20