WARRANTY DEED

Karen Johnson Davidson County
Batch# 451351 DEEDWARR
08/06/2020 09:59:09 AM 3 pgs
Fees: $18.00 Taxes: $5,361.30

20200806-0087365

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/19/2022
(AFFIX SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Cecily M. Williams	Same	Parcel ID: 118-02-0-076.00
(NAME)	(NAME)	
817 Dewees Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ludie Lou Holdings, LLC and RxR, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cecily M. Williams**, 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:

Being all of Lot No. 67, on the Plan of Kirkwood Heights, The W.T. Berry Estates, Section No. 4, as shown by plat appearing of record in Plat Book 1130, page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Loudie Lou Holdings, LLC and RxR, LLC, By Warranty Deed from Addie Moreland, dated February 25, 2016 recorded March 01, 2016, of record in Instrument No. 20160301-0019455 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 817 Dewees Avenue, Nashville, TN 37204

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. 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 our hands this 28 day of July, 2020

Ludie Lou Holdings, LLC and RxR, LLC

Ludie Lou Holidngs, LLC

BY: _____
Tarrick Love, Member

BY: _____
Tanisha Hart Love, Member

STATE OF TENNESSEE

COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Tarrick Love and Tanisha Hart Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged themselves to be a Members of Ludie Lou Holdings, LLC, the bargainor, and that they, as such Members, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by themselves as such Members.

\Witness my hand and official seal, this the 28th of July, 2020.

_____
Notary Public

My Commission Expires: 9/19/2022

(SEAL)

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

RXR, LLC

BY: _____

Walter Keith Ridley, Member

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Walter Keith Ridley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of RXR, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

Witness my hand and official seal, this the 28th of July, 2020.

_____

Notary Public

My Commission Expires: 9/19/2022

(SEAL)

