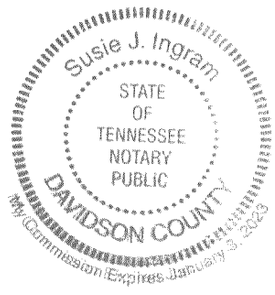
Karen Johnson Davidson County
Batch# 493056 DEEDWARR
10/09/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20201009-0117764

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DEKALB~~ Davidson SI

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: January 3, 2023
(AFFIX SEAL)

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.(S)
Ludie Lou Holdings, LLC & RxR, LLC	Ludie Lou Holdings	Parcel ID: 118 02 0 125.00
(NAME) 814 Dewees Avenue	(NAME) 817 Dewees Ave	
(ADDRESS) Nashville, TN 37204	(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, **William Joseph Frye and Haley Marie Frye**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ludie Lou Holdings, LLC & RxR, LLC**, 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. 80 on the plan of Kirkwood Heights, The W. T. Berry Estate, Section No. 5, of record in Plat Book 1130, page 22, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same lands conveyed to William Joseph Frye and Haley Marie Frye, husband and wife from Robin Morrison and Lanice Morrison, wife and husband by Warranty Deed dated July 25, 2014 and recorded July 30, 2014 in Instrument Number 20140730-0067982, in said Register's Office for Davidson County, Tennessee.

Further known as: 814 Dewees Avenue, Nashville, TN 37204
Parcel Id(s): 118 02 0 125.00

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 814 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 30th day of September 2020

William Joseph Frye

Haley Marie Frye

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Joseph Frye and Haley Marie Frye, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

Notary Public

My Commission Expires: January 3, 2023

(SEAL)



True Copy Certification

I, Deanna D. Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)