WARRANTY DEED

Karen Johnson Davidson County
Batch# 601310 **DEEDWARR**
03/26/2021 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $2,070.15

20210326-0040142

B-VRES-21-318B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

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)
D&R Properties of WV, LLC, a West Virginia limited liability company	new owner	
(NAME)	(NAME)	**083-14-0E-002.00-CO**
11800 Harmony Ch. Rd		
(ADDRESS)	(ADDRESS)	
West Frankfort, IL 62896-7011		
(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, **SUZANNE M. STOLARZ AND KELLY S. LADWIG, TRUSTEES OF THE STOLARZ-LADWIG REVOCABLE LIVING TRUST DATED OCTOBER 13, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D&R PROPERTIES OF WV, LLC, A WEST VIRGINIA LIMITED LIABILITY COMPANY,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 318 South 17th Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050155 and being shown on Plat attached thereto as Exhibit "B", 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 Suzanne Stolarz and Kelly Ladwig, tenants in common with right of survivorship by Warranty deed from Q and A Holdings, G.P., a Tennessee General Partnership of record in Instrument No. 20150501-0039207 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 01, 2015.

Being the same property conveyed to Suzanne M. Stolarz and Kelly S. Ladwig by Warranty deed from Suzanne Stolarz who is one and the same as Suzanne M. Stolarz and Kelly Ladwig who is one and the same as Kelly S. Ladwig, tenants in common with right of survivorship of record in Instrument No. 20171018-0106775 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 18, 2017.

Being the same property conveyed to Suzanne M. Stolarz and Kelly S. Ladwig Trustees of the Stolarz-Ladwig Revocable Living Trust dated October 13, 2017 by Warranty deed from Suzanne M. Stolarz and Kelly S. Ladwig, as tenants by the entireties of record in Instrument No. 20170108-0106776 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 18, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140610-0050155, 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: **318 B S 17th St, Nashville, Tennessee 37206**.

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 11th DAY OF MARCH, 2021.

Suzanne M. Stolarz and Kelly S. Ladwig, Trustees of the Stolarz-Ladwig Revocable Living Trust dated October 13, 2017

BY: _____
Kelly Ladwig, Trustee

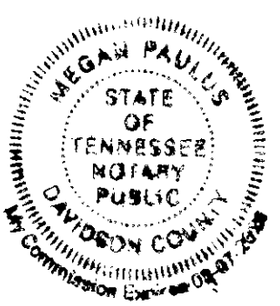
BY: _____
Suzanne Stolarz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,KELLY S. LADWIG and SUZANNE STOLARZ, TRUSTEES OF THE STOLARZ-LADWIG REVOCABLE LIVING TRUST DATED OCTOBER 13, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of March, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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