WARRANTY DEED

Karen Johnson Davidson County
Batch# 642435 DEEDWARR
05/21/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,181.63
20210521-0069672

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/29/24

(AFFIX SEAL)

DEANNA D. JOHNSON 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.(S)
Eric D Cason and Melissa M Cason	FirstBank	Parcel ID: 081-11-0-493.00-000
(NAME) ~~1720 Arthur Avenue~~ 301 Demonbreun St Unit 1120	(NAME) PO Box 1639	
(ADDRESS) 37201 Nashville, TN ~~37028~~	(ADDRESS) Lexington, TN 38351	
(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, **LudieLou Holdings, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric D Cason and Melissa M Cason**, 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:

The real property of Davidson County, State of Tennessee, bounded and described as follows:

Being the north 16-2/3 feet of lot no. 302 and the south 16-2/3 feet of Lot 301, on the map of McGavock, Wetmore and others Addition, as of record in Book 21, page 23, said Register's Office, to which Plat reference is hereby made for a more complete legal description.

Said parts of said lots adjoin and front together 33-1/3 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ludie Lou Holdings, LLC, By Order from Chancellor Claudia C. Bonnyman dated December 02, 2016 recorded January 10, 2017, of record as Instrument No. 20170110-0002678 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 1720 Arthur Avenue, Nashville, TN 37028

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 19 day of May, 2021

Ludie Lou Holdings, LLC

BY: _____
Tarrick Love

BY: _____
Tanisha Hart-Love

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 LudieLou Holdings, LLC, 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 19th of May, 2021.

_____
Notary Public

My Commission Expires: 4/10/24

(SEAL)

DEANNA D JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

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)