WARRANTY DEED

Karen Johnson Davidson County
Batch# 648935 DEEDWARR
06/03/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20210603-0074442

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Nicole Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2021.

TARA CROOK STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

Tara Crook
Notary Public

MY COMMISSION EXPIRES: 6/29/22
(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)
Alexandra Grace Maria Cook and John J. Dvorachek	Highlands Residential Mortgage, Ltd	Parcel ID: 082-12W-003.00-000
(NAME) 301 22nd Avenue North	(NAME) 12001 N. Central Expressway, Suite 750	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Dallas, TX 75243	
(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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra Grace Maria Cook and John J. Dvorachek,** 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. 3 of the Villery Place as shown on the Map of Meigs Manor, of record in Plan Book 3500, Page 3, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 3 fronts 70.00 feet on the east side North Eighth Street and extend back between parallel lines 90.0 feet on the north line and 150 feet on the south line to a dead line in the rear on which it measures 92.20 feet.

Being the same property conveyed to Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Melba L. Jackson, unmarried dated August 01, 2017 recorded August 01, 2017, of record as Instrument No. 20170801-0077957 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 108 North 8th Street, Nashville, TN 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 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 27 day of May, 2021

Ludie Lou Holdings, LLC

BY: _____
Tarrick D. Love

BY: _____
Tanisha Hart Love

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ludie Lou 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 27th of May, 2021.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL)

DEKALB COUNTY
TENNESSEE
NOTARY
PUBLIC
STATE
OF
JHILTON CONGER

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)