Karen Johnson Davidson County
Batch# 665097 DEEDWARR
06/25/2021 12:05:37 PM 2 pgs
Fees: $13.00 Taxes: $1,979.13
20210625-0086532

WARRANTY DEED

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.20.2024
(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)
Austin Heithcock	Churchill Mortgage Corp.	Parcel ID: 082-12-0W-005.00-000
(NAME) 106 North 8th Street #1	(NAME) 1749 Mallory Ln, St 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	
(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 **Austin Heithcock, an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5 of the Villery Place as shown on Declaration of Covenants, Conditions, and Restrictions for Villery Place, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180418-0036698, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being a portion of 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 106 North 8th Street #1, 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 23 day of June, 2021

Ludie Lou Holdings, LLC

BY: _____
Tarrick D. Love

BY: Tanisha Hart-Love
Tanisha Hart Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in nd 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 Members of Ludie Lous 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 23rd of June, 2021.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL) JHILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY