WARRANTY DEED

Karen Johnson Davidson County
Batch# 669827 DEEDWARR
07/01/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.13
20210701-0089551

STATE OF TENNESSEE
COUNTY OF DEKALB

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-30-22
(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)
Thomas Gilmartin and Tarryn Sanchez	Colten Mortgage LLC	Parcel ID: 082-12-0W-006.00-000
(NAME) ~~2823 East Martin Luther King~~ Jr Boulevard 1213 106 W. 8th St. #2	(NAME) 6021 South Syracuse Way, Suite 104	
(ADDRESS) NASHVILLE ~~Austin, TX 78702~~ TN 37166	(ADDRESS) Greenwood Village, CO 80111	
(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 **Thomas Gilmartin and Tarryn Sanchez**, 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 6 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, #2, 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 29 day of June, 2021

Ludie Lou Holdings, LLC, a Tennessee limited liability company

BY: _____
Tarrick ~~Hart~~ Love

BY: _____
Tanisha Hart-Love

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and 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 29th of June, 2021.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL)

DEKALB COUNTY REGISTER OF DEEDS
STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Tara Crook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

Tara Crook
Affiant Signature

6-29-2021
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 29th day of June, 2021.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

