Karen Johnson Davidson County
Batch# 677623 DEEDWARR
07/15/2021 11:54:07 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20210715-0095324

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lflats, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gustavo Guedes, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Unit No. 113, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Warranty deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, as amended, and to applicable easements, conditions, assessments and restrictions therein, applicable rights of others, and Property Taxes for the current year.

This is improved property, known as: 1001 Scovel Street, Unit #113, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gustavo Guedes	Ameris Bank	81-16-2B-113.00CO
1001 Scovel Street, Unit #113	1800 Parkway Place, Ste 820	
Nashville, TN 37208	Marietta, GA 30067	

WITNESS THE EXECUTION HEREOF this 13th day of July, 2021.

Lflats, LLC, a Tennessee limited liability company

Authorized Agent

By: Derek Lisle, Authorized Agent

State of Tennessee)
County of Davidson)

On this 13th day of July, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Lflats, LLC, and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Lflats, LLC, as Authorized Agent.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 329,900.00.**

Affiant

Sworn and subscribed before me on this the 13th day of July, 2021.

Notary Public

My Commission Expires: 5/5/25

TAMIA ROSCHEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/05/2025