Karen Johnson Davidson County
Batch# 691620 DEEDQC
08/05/2021 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210805-0105767

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00.

AFFIANT

Sworn to and subscribed before me this 30 day of July, 2021

NOTARY PUBLIC

My Commission expires:

LISA FOREMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2024

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT & COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible for payment of taxes:

Patrick Love

PROPERTY OWNER AND ADDRESS:

Hart-Love Ent.
220 Great Circle Rd
Ste. 132
Nashville, TN 37228

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ludie Lou Holdings, LLC, a Tennesee limited liability company** (hereinafter called "Grantor"), has this day bargained and sold and does by these presents sell, alien, transfer quitclaim and convey to **Hart-Love Enterprises, LLC, a Tennessee limited liability company** (hereinafter called "Grantee"), its successors and asssignss, all of its rights, title and interest, the following described tracts or parcels of land situated in Davidson County, Tennessee, to-wit:

TRACT ONE

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of L.G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of lots, as of record in Plat Book 57, Page 69, said Register's Office.

Said Lot No. 5 fronts 50 feet on the Northerly margin of Cass Street and extends back between parallel lines, 150 feet to an alley.

TRACT TWO

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No. 48 on the Plan of D.T. McGavock's Plan of 56 lots in North Nashville of record in Plat Book 11, Page 393, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 3rd Avenue, North; formerly College Street, 395 feet, South 47 degrees 30' East from the presently Southerly margin of Coffee Street; thence with the Westerly margin of 3rd Avenue North, South 47 degrees 30' East 40 feet to the common corner of Lots Nos. 47 and 48; thence South 42 degrees West with the line between said two lots 165 feet to the Easterly margin of an alley; thence with said alley, North 47 degrees 30' West 40 feet to an iron pin; thence North 42 degrees East 165 feet to the point of beginning.

Tracts One and Two are the same property conveyed to Ludie Lou Holdings, LLC, a Tennessee limited liability company by deed of record as Instrument Number 20200305-0024654, in the Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has hereunto set their hand this the 30th day of July, 2021.

Ludie Lou Holdings, LLC

BY: Tanisha Hart-Love

Title: Member

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, Lesa Foreman, the undersigned, a Notary Public in and for the County and state aforesaid, personally appeared Trisha Hart-Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the member of Ludie Lou Holdings, LLC, a Tennessee limited liability company, and that as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by themself as such member.

WITNESS MY HAND and Official Seal, on this the 30 day of July, 2021.

/Foreman
NOTARY PUBLIC

LESA FOREMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2024

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Leea Foreman, 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 July 30 2021 (date of document).

Foreman
Affiant Signature

8/4/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of Aug., 2021.

Kristin Gilchrist
Notary's Signature

MY COMMISSION EXPIRES: 2/19/24

NOTARY'S SEAL

KRISTIN GILCHRIST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires Feb. 19, 2024