Karen Johnson Davidson County
Batch# 698692 DEEDWARR
08/17/2021 09:39:25 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20210817-0110832

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-763

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
FourH Holdings, LLC	New owner	130 08 0C 002.00
(NAME)	(NAME)	
7129 Brandon Park Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Herbert David Ludwig and Barbara Lynne Pagano, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **FourH Holdings, LLC, a Delaware Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 1B, on the Plan of Revised Horizontal Property Regime, Private Element Plat, Lot 1 - Lindawood Place of record in Plat Book 9700, Page 618, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Herb David Ludwig and Barbara Lynne Pagano, Husband and Wife, by Warranty Deed from Jessica McAllister, unmarried, of record in Instrument No. 20200813-0090396, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020, and recorded on August 13, 2020.

Being the same property conveyed to Jessica McAllister, an unmarried woman, by Warranty Deed from Evelyn E. McPherson, unmarried, of record in Instrument No. 20160610-0058875, in the Register's Office of Davidson County, Tennessee, dated June 02, 2016, and recorded on June 10, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BR-21-4317

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 4317 Lindawood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27th day of July, 2021.

GRANTOR:

Herbert David Ludwig

Barbara Lynne Pagano

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Herbert David Ludwig and Barbara Lynne Pagano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of July, 2021.

Notary Public

My Commission Expires: _____

STATE OF FLORIDA
NOTARY PUBLIC
Glenda L. Wolf
Commission No. HH 54091
Commission Ex. Oct. 15, 2024