Karen Johnson Davidson County
Batch# 750454 DEEDWARR
11/05/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20211105-0148508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 Day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-30-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Melba Jackson	Melba Jackson	Parcel ID: 082120W00100
(NAME) 112 North 8th Street	(NAME) 112 North 8th Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melba Jackson**, 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:

Being Unit 1 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.

GRANTEE BY ACCEPTANCE OF THIS DEED ASSUMES AND AGREES TO PAY THE 2021 REAL PROPERTY TAXES. IT IS EXPRESSLY UNDERSTOOD BY THE PARTIES THAT THE PREPARER OF THIS DOCUMENT HAS NOT RENDERED A TITLE OPINION.

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 112 North 8th Street, 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 28th day of Oct, 2021

Ludie Lou Holdings, LLC

BY: _____
Tarrick Love

BY: _____
Tanisha Hart-Love

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, **Tarrick Love**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Ludie lou Holdings, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing document for the purposes therein contained by signing the name of the company by himself as such Member.

WITNESS my hand and seal of office this the 28th day of October, 2021.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-22

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, **Tanisha Hart-Love**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Member of Ludie Lou Holdings, LLC, the bargainor, and that she, as such Member, being authorized so to do, executed the foregoing document for the purposes therein contained by signing the name of the company by herself as such Member.

WITNESS my hand and seal of office this the 28 day of October, 2021.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-22

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

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 October 28, 2021.

Tara Crook
Affiant Signature

10-28-21
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 28th day of October, 2021.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

JULIANNA C. GASSAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY