**This instrument was prepared by: DeKalb Title, LLC, 210 East Public Square, Smithville, Tennessee 37166.**

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vendor(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.
MAP 81-8, PARCEL 457
DATE _____
TAX YEAR_____
_____ASSESSOR

Person or Agency Responsible for Payment of Taxes: New Owner
Ludie Lou Holdings Inc.
P.O. Box 282036
Nashville, TN 37228
(Name and Address)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this 9th day of March, 2022.

_____
NOTARY PUBLIC OR
REGISTER OF DEEDS
My commission expires: 11-30-22

LYNTON CONNER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

*ALICE Y. SCOTT DEAN*

**TO** ***WARRANTY DEED***

*LUDIE LOU HOLDINGS, LLC*

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, ALICE Y. SCOTT DEAN, has this day bargained and sold, and does/do hereby transfer and convey unto LUDIE LOU HOLDINGS, LLC, its heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

A certain real estate in Davidson County, State of Tennessee, described as follows:

Being Lot No. 172 on the plan of the North Nashville Real Estate Company property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said Lot No. 172 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 187 feet 7 inches on the southerly line and 188 feet 1 inch of the northerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Alice Y. Scott Dean, By Installment Deed from James C. Pickett, dated September 06, 1995 recorded September 07, 1995, of record in Book 9787, Page 189 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 818189 DEEDWARR
03/09/2022 12:27:10 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220309-0027047

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY DEKALB TITLE, LLC CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, ETC.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate, and interest thereto belonging to the said LUDIE LOU HOLDINGS, LLC, its heirs and assigns, forever.

Grantor covenants with the grantee herein that grantor is lawfully seized and possessed of said lands, in fee simple; that grantor has a good and lawful right to convey same; that same are unencumbered; and grantor does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on this the 9th day of March, 2022.

Alice Y. Scott Dean

Alice Y. Scott Dean, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, ALICE Y. SCOTT DEAN, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office, on this the 9th day of March, 2022.

NOTARY PUBLIC

My commission expires: 11-30-22

JWILSON SINGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

***Failure to properly record this instrument could seriously jeopardize your ownership rights.***