WARRANTY DEED

Karen Johnson Davidson County
Batch# 833586 DEEDWARR
04/01/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20220401-0038219

File No. EM-22-2146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

TAMMY L. CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alejandro Ramirez Ruiz and John Brian Norwood	Same	
(NAME)	(NAME)	
1125 10th Avenue, #310		081-16-2B-310.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Roy Luecke and Kathy Luecke, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alejandro Ramirez Ruiz and John Brian Norwood, a married couple**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being Unit No. 310 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, Condition and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and Instrument Number 20201208-0142244, 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 and certain parking space number 49.

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

Being the same property conveyed to Roy Luecke and Kathy Luecke, husband and wife by Warranty deed from Lflats, LLC a Tennessee limited liability

company of record in Instrument No. 20211217-0167211 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 17, 2021. (Value of consideration shown in aforementioned deed $409,900.0.00.) Being also known as 1125 10th Avenue, #310 310 Nashville, Tennessee 37208.

This is property more commonly known as 1125 10th Avenue, #310, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 24th day of March, 2022.

Roy Luecke by Ryan Lux attorney in fact
Roy Luecke by Ryan Lux, Attorney-In-Fact

Kathy Luecke by Ryan Lux attorney in fact
Kathy Luecke by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Roy Luecke and Kathy Luecke, and that this instrument was executed on behalf of the said Roy Luecke and Kathy Luecke for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No.** _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24 day of March, 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

True Copy Certification

I, **Diane March,** 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 this the 24th day of March, 2022.

Affiant Signature
Date 03/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

