This instrument was prepared upon information furnished by the parties by:
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

Karen Johnson Davidson County
Batch# 837510 DEEDQC
04/08/2022 04:15:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220408-0041520

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP_____PARCEL_____
DATE_____TAX YEAR_____

_____ ASSESSOR.

Name and Address of Persons responsible for taxes:
Keith Ridley
PO Box 292217
Nashville TN 37228

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 $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____ AFFIANT

Sworn to and subscribed before me on this the 8th day of April, 2022.

_____ Notary Public or Register of Deeds

My Commission Expires: November 3, 2025

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 8th day of April 2022, by and between, LUDIE LOU HOLDINGS, LLC, and RXR LLC, hereinafter referred to as "Parties of the First Part", and Keith Ridley, a ½ undivided interest and Tarrick Love and wife, Tanisha Hart-Love, a ½ undivided interest hereinafter referred to as "Parties of the Second Part".

WITNESSETH:

THAT, FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, the Parties of the First Part conveys and quitclaims unto the Parties of the Second Part, all of their interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land located in DAVIDSON County, Tennessee, and being part of Lot 2 in the Division of the South portion of G. Henry Graves Tract, not of record, and described according to a survey of Richard B. Omohundro, dated August 11, 1973, as follows: Beginning at a point in the southwest margin of Clarksville Highway, the northeast corner of the herein described tract; thence leaving said highway, south 24 deg. 24 min. west 329.7 feet to a point; thence south 53 deg. 56 min. east 250 feet to a point in the west line of Lot 1; thence with the line between Lots 1 and 2, south 20 deg. 45 min. west 409.5 feet to a point, the center of Dry Fork Road; thence with center of said road, north 81 deg. west 45 feet to a point; thence leaving said road, north 61 deg. west 140 feet to a point; thence north 33 deg. 30 min. west 396 feet to a point; thence north 19 deg. west 239 feet to a point; thence north 29 deg. west 58 feet to a point; thence 44 deg. 45 min. east 115 feet to a point; thence north 10 deg. 45 min. west 375 feet to a

point; thence north 36 deg. east 100 feet to a point in the southwest margin of Clarksville Highway; thence with said highway, south 51 deg. east 335 feet to a point; thence south 53 deg. east 100 feet ; thence south 54 deg. 30 min. east 120 feet to a point; thence south 55 deg. 15 min. east 75 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the tract of land identified as Lot No.1of Dylan's Forest, containing 3.20 acres, more or less and as more particularly described in Plat Book 11190, Page 121, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Higgins, Jr. by Quitclaim Deed from Minerva Realty Investments, LLC, a Tennessee limited liability company, dated November 1, 2016, of record at Instrument No. 20161109-0118705, Register's Office for Davidson County, Tennessee. For further reference see Instrument No. 20140723- 0065480, said Register's Office. Reference is also made to Deed of Trust of record at Instrument No. 20161109-0118709 and Appointment of Substitute Trustee of record at Instrument No. 20191028-0110156, Register's Office for Davidson County, Tennessee.

The street address of this property is 4945 Clarksville Pike, Whites Creek, TN 37189. Map/Parcel 048-00-0-016.00

See conveyance from Gregory S. Gill, Substitute Trustee to Ludie Lou Holdings, LLC, and RXR LLC, recorded January 29, 2020 in Instrument # 20200129-0010471, Register's Office, Davidson County, Tennessee.

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.

IN TESTIMONY WHEREOF, the Party of the First Part has caused this instrument to be signed on this the 8th day of April 2022.

LUDIE LOU HOLDINGS, LLC

By: _____
Tarrick Love, Member

_____
Tanisha Hart-Love, Member

RXR LLC

By: _____
Keith Ridley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, personally appeared TARRICK LOVE and wife, TANISHA HART-LOVE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of LUDIE LOU HOLDINGS, LLC and that they as such members, executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND, at office, this 8th day of April, 2022.

NOTARY PUBLIC

My commission expires: November 3, 2025

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, personally appeared KEITH RIDLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of RXR LLC and that he as such member, executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND, at office, this 8th day of April, 2022.

NOTARY PUBLIC

My commission expires: November 3, 2025

MICHELLE STROHMEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES.