WARRANTY DEED

Karen Johnson Davidson County
Batch# 863272 DEEDWARR
05/27/2022 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20220527-0061587

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-30-25
(AFFIX SEAL)

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)
Timothy Kriksciun and Tricia Blum Kriksciun	same	Parcel ID: 118-02-3W-001.00-000
(NAME) 3913 Paric Ave	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(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 and RxR, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Kriksciun and Tricia Blum Kriksciun, husband and wife**, 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 A of 814 Dewees Avenue as shown on Horizontal Property Regime of record in Instrument Number 202010300126664, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William Joseph Frye and Haley Marie Frye, husband and wife, By Warranty Deed from Robin Morrison and Lanice Morrison, wife and husband, dated July 25, 2014 recorded July 30, 2014, of record in Instrument No. 20140730-0067982 Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Ludie Lou Holdings, LLC and RxR, LLC, By Warranty Deed from William Joseph Frye and Haley Marie Frye, husband and wife, dated September 30, 2020 recorded October 09, 2020, of record as Instrument No. 20201009-0117764 Register's Office for Davidson County, Tennessee.

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 814 A Dewees Avenue, Nashville, TN 37204

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 20 day of May, 2022

Ludie Lou Holdings, LLC

BY: _____
Tarrick Love

BY: _____
Tanisha Hart-Love

RxR, LLC

BY: _____
Keith Ridley

STATE OF TENNESSEE
COUNTY OF DeKalb

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 20 day of May, 2022.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-30-25

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 20 day of May, 2022.

J Hilton Conger

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, **Keith Ridley**, 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 RxR, 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 20 day of May, 2022.

J Hilton Conger

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 May 20, 2022.

Tara Crook
Affiant Signature

5-20-22
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 20th day of May, 2022.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

