Karen Johnson Davidson County Batch# 924654 **DEEDWARR** 10/03/2022 12:03:00 PM 2 pgs Fees: $13.00 Taxes: $2,405.00 20221003-0108789	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $ 650,000. Affiant Subscribed and sworn to before me, this the 19th day of September, 2022. April Bennett Notary Public My commission expires: _____ (AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ANDREW STEF LUDWIG	New owner	091-13-P-001.00-CO
510A Eastboro Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MADISON HADDEN SALYER AND JONATHAN M. SALYER, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW STEF LUDWIG, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 510A-510B Eastboro Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 510A-510B Eastboro Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160808-0082368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MADISON HADDEN SEWELL, UNMARRIED, by deed from SEVEN HILLS PROPERTIES, INC., A GEORGIA CORPORATION, of record in Instrument No. 20180606-0054384, dated June 5, 2018, said Register's Office.

Further being the same property conveyed to MADISON HADDEN SALYER AND JONATHAN M. SALYER, WIFE AND HUSBAND, by quitclaim deed from MADISON HADDEN ~~SALVER~~ SALYER, FKA MADISON HADDEN SEWELL, of record in Instrument No. 20220413-0043175, dated April 1, 2022, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-EC-22-510A

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 510A Eastboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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(s) this 19th day of September, 2022.

MADISON HADDEN SALYER

JONATHAN M. SALYER
BY: MADISON HADDEN SALYER, HIS ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MADISON HADDEN SALYER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **MADISON HADDEN SALYER**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said **MADISON HADDEN SALYER**, to me known to be the person who executed the same as the free act and deed of the said **JONATHAN M. SALYER** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **JONATHAN M. SALYER** and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, TN on this 19th day of September, 2022.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Notary Public
My Commission Expires: 5-9-2023