WARRANTY DEED

Karen Johnson Davidson County
Batch# 952920 DEEDWARR
12/19/2022 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $3,115.03
20221219-0130915

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $841,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-1-26

(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)
Joel T. Clevenger and Neysha M. Clevenger	SAME	Parcel ID: 082-05-1F-001.00-000
(NAME)	(NAME)	
1821 A 1 3rd Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, a Tennessee limited liability company, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joel T. Clevenger and Neysha M. Clevenger, 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, 1821 A 3rd Avenue N, as shown by plat of record in Plat Book 11, Page 393, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. and being more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot No. 48 on the Plan of D.T. McGavock's Plan of 56 lots in North Nashville of record in Plat Book 11, Page 393, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description and described as follows:

Beginning on the westerly margin of 3rd Avenue, North; formerly College Street, 395 feet, South 47 degrees 30' East from the presently Southerly margin of Coffee Street; thence with the Westerly margin of 3rd Avenue North,

South 47 degrees 30' East 40 feet to the common corner of Lots Nos. 47 and 48; thence South 42 degrees West with the line between said two lots 165 feet to the Easterly margin of an alley; thence with said alley, North 47 degrees 30' West 40 feet to an iron pin; thence North 42 degrees East 165 feet to the point of beginning.

Being a portion of the property conveyed to Metropolitan Development and Housing Agency ("MDHA") By Clerk's Deed from Richard Rooker, Clerk, dated June 03, 1999 recorded June 04, 1999, of record in Book 11512, Page 674 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Successful Survivors, Inc., By Quit Claim Deed from The Metropolitan Development and Housing Agency dated February 27, 2001 recorded March 01, 2001, of record as Instrument No. 20010301-0018948 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Successful Survivors, Inc., By Final Decree confirming sale from The Metropolitan Government of Nashville and Davidson County, Tennessee dated December 05, 2011 recorded January 09, 2012, of record as Instrument No. 20120109-0002180 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Tarrick Love and Tanisha Hart-Love, By Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee dated August 19, 2014 recorded September 17, 2014, of record as Instrument No. 20140917-0085366 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Ludie Lou Holdings, LLC a Tennessee limited liability company, By Quitclaim Deed from Tarrick Love and Tanisha Hart-Love dated January 22, 2019 recorded January 22, 2019, of record as Instrument No. 20190122-0006293 Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error, recorded March 12, 2021, as Instrument No. 20210312-0033166 to add the legal description in the Register's Office of Davidson County, Tennessee.

And also being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee limited liability company, By Quitclaim Deed from Ludie Lou Holdings, LLC, a Tennessee limited liability company dated February 06, 2020 recorded February 18, 2020, of record as Instrument No. 20200218-0017496 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Ludie Lou Holdings, LLC, a Tennessee limited liability company, By Quitclaim Deed from Hart-Love Enterprises, LLC, a Tennessee limited liability company dated February 27, 2020 recorded March 05, 2020, of record as Instrument No. 20200305-0024654 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee limited liability company, By Quitclaim Deed from Ludie Lou Holdings, LLC, a Tennessee limited liability company dated July 30, 2021 recorded August 05, 2021, of record as Instrument No. 20210805-0105767 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 1821A 3rd Avenue North Unit 1, Nashville, TN 37208

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 15 day of Dec, 2022

Ludie Lou Holdings, LLC

BY: _____
Tarrick Love, Member

BY: _____
Tanisha Hart-Love, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 15 day of December, 2022.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-26

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 15 day of December, 2022.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-26

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 December 15, 2022.

Tara Crook
Affiant Signature

12-15-22
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 15th day of December, 2022.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

