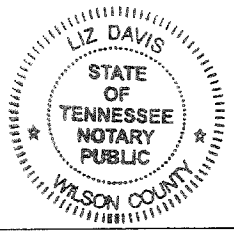
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis L Ludwig	Dennis L Ludwig	102-07-0A-108-00
(NAME)	(NAME)	
6680 Charlotte Pike, Unit K8	6680 Charlotte Pike, Unit K8	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We James E McWilliams and Ellen S McWilliams, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis L Ludwig and Michele R Ludwig, husband and wife**, hereinafter called the GRANTEES, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. K-8 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to **James E. McWilliams and Ellen S. McWilliams, husband and wife** by Warranty Deed from Shawn F. Meehan and Eric D. Glasser, dated 04/17/2017, of record in Instrument 20170424-0039765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6680 Charlotte Pike, Unit K8, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Karen Johnson Davidson County
Batch# 999576 DEEDWARR
05/04/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20230504-0033202

Effective the 1st day of May, 2023.

James E McWilliams

Ellen S McWilliams

State of ~~Tennessee~~ VR Illinois
County of ~~Wilson~~ VR Woodford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E McWilliams and Ellen S McWilliams**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of May, 2023.

Venus Whitfield
Notary Public:
My Commission Expires: 12-4-2026

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

VENUS A WHITFIELD
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 4, 2026

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-1-23.

Tracey Trumphour
Affiant
Date: 5-1-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 1 day of May, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY