Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1117

Karen Johnson Davidson County
Batch# 1033070 DEEDWARRSP
08/01/2023 02 58 40 PM 2 pgs
Fees $13 00 Taxes $3,145 00

20230801-0059415

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lflats, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alicia Jones,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Unit No. 1115, "Commercial Space", of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 54, 55, 56, 57, 58 and 59.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Warranty deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 25, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Lflats, LLC, a Tennessee limited liability company by Quitclaim deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20211217-0167193 Register's Office for Davidson County, Tennessee, dated December 9, 2021 and recorded on December 17, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1115 10th Avenue North, Nashville, TN 37208.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Alicia Jones **1115 10th Avenue North** **Nashville, TN 37208**	**owner**	**081-16-2B-001.00**

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2023.

Lflats, LLc, a Tennessee limited liability company

Matt Laitinen AUTHORIZED AGENT

By: Matt Laitinen, Authorized Agent

State of Tennessee)
County of Davidson)

On this 27th day of July, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Matt Laitinen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Lflats, LLC, and that he is authorized by the maker to execute this ~~instrument~~, and that he has executed this instrument on behalf of Lflats, LLC, as Authorized Agent.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 850,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of July, 2023.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON