Karen Johnson Davidson County
Batch# 1033887 DEEDQC
08/02/2023 03:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230802-0059797

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Tanisha Hart-Love
AFFIANT

Subscribed and sworn to before me on this day, August 2, 2023.

Andrew J. Bellm
Notary Public

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/3/25

New Owner Address:
5215 Franklin Pike, LLC
c/o Tarrick Love & Tanisha Hart-Love
5215 Franklin Pike
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number
160-02-0-031.00

QUITCLAIM DEED

Ludie Lou Holdings, LLC ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **5215 Franklin Pike, LLC,** a Tennessee limited liability company ("Grantee"), all right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises, including a certain secured indebtedness on the property, secured by a deed of trust of record in Instrument No. 20230307-0016240, Register's Office for Davidson County, Tennessee.

<Signature page to follow.>

WITNESS my hand on this day, August 2, 2023.

Ludie Lou Holdings, LLC,
a Tennessee limited liability company

By: _____
Tanisha Hart-Love, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tanisha Hart-Love**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal on this day, August 2, 2023.

_____
Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Forest Acres Subdivision, Section Two, as of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish, Associates Civil Engineers, April 8, 1964, as follows:

Beginning on the northerly margin of Redwood Drive, at the corner of Lots 1 and 3; thence with the northerly margin of said Redwood Drive, easterly 242.35 feet to an iron pin in the westerly line of the new right-of-way of Franklin Pike; thence with said right-of-way, northeasterly to an iron pin, said iron pin being 167 feet westerly from the westerly margin of Old Franklin Pike, said iron pin being also 324.3 feet easterly from the northeast corner of Lot No. 3 on said Plan; thence, westerly 324.3 feet to the corner of Lots 1 and 3; thence with the line between said two lots, southerly, 215.6 feet to the beginning.

Being the same property conveyed to Ludie Lou Holdings, LLC by Warranty Deed from Cindy Boyd and Robert Donnell of record in Instrument No. 20161102-0115862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) that certain secured indebtedness on the property, secured by a deed of trust of record in Instrument No. 20230307-0016240, Register's Office for Davidson County, Tennessee; (2) all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record; (3) any and all applicable governmental and or zoning regulations; (4) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The description is the same as that used in the previous deed.

This is improved property commonly known as 5215 Franklin Pike, Nashville, TN 37220.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 August 2, 2023.

Signature

Date: August 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, August 2, 2023.

Notary's Signature

My Commission Expires: 1-11-26
Notary's Seal

