Karen Johnson Davidson County
Batch# 1056334 DEEDWARR
10/03/2023 07:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.13
20231003-0077457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

DM-P-23-1125-506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alejandro Ramirez Ruiz and Brian Norwood (John)	**Legacy Home Loans, LLC, dba Steadfast Mortgage**	
(NAME) **1125 10th Ave N #506**	(NAME) **1036 Stearman Dr, Ste. 6**	**081 16 2B 506.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN MICHAEL CALLAHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEJANDRO RAMIREZ RUIZ AND BRIAN NORWOOD, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being land in Davidson County, Tennessee, being Unit No. 506, 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 20.

Being the same property conveyed to Brian Michael Callahan, An unmarried man, by Warranty Deed from Lflats, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210701-0089475, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 01, 2021. Brian Michael Callahan has since married. His spouse, Leanna Rose Goble, joins to convey any interest she may have.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, North Nashville, as recorded in Plat Book 21, Page(s) 23.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881; as Scrivener's Affidavit recorded in Instrument No. 20191009-0103618 and Instrument No. 20191011-0104471; as amended in Instrument No. 20201208-0142244; Instrument No. 20210427-0056048; Instrument No. 20210607-0075890 and Instrument No. 202104120-048609.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities And Systems recorded in Instrument No. 20181218-0122894.
- Easement for Sanitary And/or Storm Sewers Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20181227-0125666.
- Easement for Public Right-of-Way, recorded in Instrument No. 20190107-0001629; Instrument No.

20190107-0001630 and Instrument No. 20190107-0001631.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1125 10th Ave N #506, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2 DAY OF OCTOBER, 2023.

Brian Michael Callahan by Logan Bell as Attorney in Fact
Brian Michael Callahan by Logan Bell as Attorney-in-Fact

Leanna Rose Goble by Logan Bell as Attorney in Fact
Leanna Rose Goble by Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN MICHAEL CALLAHAN AND LEANNA ROSE GOBLE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN MICHAEL CALLAHAN AND LEANNA ROSE GOBLE.

Witness my hand and official seal, this the 2nd of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/06/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of October, 2023.

Affiant Signature
Date 10-2-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

