Karen Johnson Davidson County
Batch# 1073356 DEEDWARR
11/20/2023 09:30:06 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20231120-0090082

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DL) Title No.: 63451
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel Gibbes Hoogland 5105 Nevada Avenue Nashville, TN 37209	Samuel Gibbes Hoogland 5105 Nevada Avenue Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 09115038500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$760,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven H. Ludlam, as to a 25% undivided interest, and Sara R. Ludlam, as to a 75% undivided interest, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Gibbes Hoogland**, 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:**

Land in Davidson County, Tennessee, and being a part of Block No. 16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue, formerly 3rd Avenue, and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 51st Avenue, North 150 feet to an alley.

Being the same property conveyed to Steven H. Ludlam, as to a 25% undivided interest, and Sara R. Ludlam, as to a 75% undivided interest, as tenants in common, by Warranty Deed from Julie Dennie, married, formerly known as Julie Libardi, dated November 1, 2018 and recorded on November 2, 2018, of record in Inst. No. 20181102-0109004, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 18, said Register's Office.

This is improved property, known as 5105 Nevada Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2023.

Steven Ludlam, Jr. **Sara Ludlam**

State of Tennessee

County of Davidson

On this 17th day of November, 2023, before me the undersigned authority, personally appeared Steven Ludlam, Jr. and Sara Ludlam, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

Affiant

Sworn and subscribed before me this 17 day of November, 2023.

Notary

My Commission Expires: _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026