WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077060 DEEDWARR
12/01/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20231201-0092715

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-1-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dr. Jonathan Moore and Kim Renee Moore	SAME	Parcel ID: 118-02-3W-002.00-000
(NAME)	(NAME)	
814 Dewees Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ludie Lou Holdings, LLC and RxR, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dr. Jonathan Ross Moore and Kim Renee Moore, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit B of the Horizontal Property Regime for 814 Dewees Avenue as shown in Instrument Number 20201030-0126664, Register's Office, Davidson County, Tennessee, to which reference is herein made for a more complete description.

Being the same property conveyed to Ludie Lou Holdings, LLC & RxR, LLC, By Warranty Deed from William Joseph Frye and Haley Marie Frye, husband and wife dated September 30, 2020 recorded October 09, 2020, of record as Instrument No. 20201009-0117764 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 814 B Dewees Avenue, Nashville, TN 37204

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 heirs and 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 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 our hands this 28TH day of NOV, 2023

Ludie Lou Holdings, LLC

BY: _____
Tarrick Love

BY: _____
Tanisha Hart-Love

RxR, LLC

BY: _____
Keith Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Tarrick Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Ludie Lou Holdings, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by himself as such Member.

Witness my hand and official seal, this the 28 of November, 2023.

_____
Notary Public
My Commission Expires: 12-1-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Tanisha Hart- Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged herself to be a Member of Ludie Lou Holdings, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by himself as such Member.

Witness my hand and official seal, this the 28 of November, 2023.

_____
Notary Public
My Commission Expires: 12-1-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Keith Ridley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of RxR, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by himself as such Member.

Witness my hand and official seal, this the 28 of November, 2023.

_____
Notary Public
My Commission Expires: 12-1-26

Certificate of Authenticity

I, Tara Crook, 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 November 28, 2023.

Tara Crook
Affiant Signature

November 28, 2023
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 28th day of November, 2023.

Nicole Wright
Notary's Signature

My Commission Expires: 4-29-24

Notary's Seal:

