QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1164552 DEEDQC
07/31/2024 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0057979

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Tanisha Michelle Hart-Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 30, 2024

Notary Public

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

CLINTON CONGER NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Ludie Lou Holdings, LLC	Ludie Lou Holdings, LLC	081-03-265.00-000
(Name) P.O. Box 282217	Same	
(Address) Nashville TN 37228		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Hart-Love Enterprises, LLC**, hereinafter referred to as Grantor(s), hereby quitclaim to **Ludie Lou Holdings, LLC**, her heirs and assigns forever, all of her right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of L.G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of lots, as of record in Plat Book 57, Page 69, said Register's Office, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 5 fronts 50 feet on the Northerly margin of Cass Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ludie Lou Holdings, LLC, By Warranty Deed from Bobby C. Lester, as Executor of Estate of Lucy C. Simmons and Bobby C. Lester, Pearline Parker Stacy Lester, as Beneficiaries under the Las Will and Testament of Lucy C. Simmons, deceased dated March 03, 2015 recorded March 12, 2015, of record in Instrument No. 20150312-0021400 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee limited liability company, By Quitclaim Deed from Ludie Lou Holdings, LLC, a Tennessee limited liability company dated February 06, 2020 recorded February 18, 2020, of record in Instrument No. 20200218-0017496 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Ludie Lou Holdings, LLC, a Tennessee limited liability company, By Quitclaim Deed from Hart-Love Enterprises, LLC, a Tennessee limited liability company dated February 27, 2020 recorded March 05, 2020, of record in Instrument No. 20200305-0024654 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Hart-Love Enterprises, LLC, a Tennessee limited liability company, By Quitclaim Deed from Ludie Lou Holdings, LLC, a Tennessee limited liability company dated July 30, 2021 recorded August 05, 2021, of record in Instrument No. 20210805-0105767 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said **Hart-Love Enterprises, LLC** has hereunto set her signature, on this, the 30 day of July, 2024.

Hart-Love Enterprises, LLC

Tarrick Love

Tanisha Hart-Love

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 Hart-Love Enterprises, 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 30 of July 2024.

Notary Public
My Commission Expires: 12-1-26
(SEAL)

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 himself to be a Member of Hart-Love Enterprises, LLC, the bargainor, and that she, 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 herself as such Member.

Witness my hand and official seal, this the 30 of July, 2024.

Notary Public
My Commission Expires: 12-1-26
(SEAL)

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

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 July 30 2024.

Tara Crook
Affiant Signature

July 31 2024
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 31st day of July, 2024.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

