WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292434 DEEDWARR
07/01/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,129.35
20250701-0051907

File #25-TC-1125-506

(SEAL)
KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/21/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debra Grimes	Debra Grimes	
1125 10th Ave. N. #506 (NAME)	1125 10th Ave. N. #506 (NAME)	**081 16 2B 506.00**
Nashville, TN 37208 (ADDRESS)	Nashville, TN 37208 (ADDRESS)	
(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,

ALEJANDRO RAMIREZ RUIZ, AND JOHN BRIAN NORWOOD, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEBRA GRIMES, UNMARRIED WOMAN,

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 Scrivener's Affidavit recorded in Instrument No. 20191009-0103618, Instrument No. 20191011-0104471 and as 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 No. 20201208-0142244 and Instrument No. 20210427-0056048 of the Declaration of Ludlow Flats and certain parking space number 20.

Being the same property conveyed to Alejandro Ramirez Ruiz and John Brian Norwood, a married couple, by Warranty Deed from Brian Michael Callahan, Married, of record in Instrument No. 20231003-0077457, in the Register's Office of Davidson County, Tennessee, dated October 2, 2023 and recorded on October 3, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK'S TOWN, as recorded in Plat Book 21, Page 23.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881, and Scrivener's Affidavit recorded in Instrument No. 20191009-0103618, Instrument No. 20191011-0104471 and as 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.
* 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.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190107-0001629, Instrument No. 20190107-0001630 and Instrument No. 20190107-0001631.
* Charter for Ludlow Flats Unit Owners Association recorded as Instrument No. 20200204-0012867.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1125 10th Avenue North, #506, Nashville, TN 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 30th day of June, 2025.

Alejandro Ramirez Ruiz

John Brian Norwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared Alejandro Ramirez Ruiz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared John Brian Norwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6-30-2025 (date of document).

Affiant Signature

6-30-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of June, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL