WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292701 DEEDWARR
07/02/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250702-0052284

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-1-26

(AFFIX SEAL)

HILDA 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: Jeron L. Evans and Susan Meyler Evans	SEND TAX BILLS TO: Same	MAP-PARCEL NO.(S) Parcel ID: 081-08-3Y-002-00
(NAME)	(NAME)	
4855 Elkhorn Hill Dr		
(ADDRESS)	(ADDRESS)	
Suwanee GA 30024		
(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, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeron L. Evans and Susan Meyler Evans, 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 #2 as shown on page 25 of the Horizontal Property Regime with Private Elements of 1711 & 1713 5th Avenue North of record in Instrument No. 20220321-0032301 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ludie Lou Holdings, LLC, By Warranty Deed from Alice Y. Scott Dean, dated March 9, 2022 recorded March 9, 2022, of record in Instrument No. 20220309-0027047 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ludie Lou Holdings, LLC, a Tennessee limited liability company, By Quitclaim Deed from Tarrick Love and Tanisha Hart-Love, dated January 22, 2019 recorded January 22, 2019, of record in Instrument No. 20190122-0006294 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.

This is improved property, known as 1711 5th Avenue North, #2, 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 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 30th day of June, 2025

Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Tarrick Love, Member

By: _____
Tanisha Hart-Love, Member

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, J. Hilton Conger of the state and county mentioned, personally appeared Tarrick Love and Tanisha Hart-Love, Members of Ludie Lou Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Ludie Lou Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Tarrick Love and Tanisha Hart-Love, Members of Ludie Lou Holdings, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal this 30th day of June, 2025.

J. Hilton Conger
Notary Signature
My commission expires: 12-1-26

J. HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Order number - 2025-05-228

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 June 30, 2025.

Tara Crook
Affiant Signature

July 2, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 2nd day of July, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

