WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

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

Jinnifer Johnston, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-1-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1418844 DEEDWARR
05/11/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260511-0042439

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)
Jinnifer Johnston, Trustee of Ronald Hollingsworth Exempt Trust for the benefit of Avery Lynn Johnston dated December 13, 2021	Same	Parcel ID: 081-08-3Y-006.00
(NAME)	(NAME)	
1711 5th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 **Jinnifer Johnston, Trustee of Ronald Hollingsworth Exempt Trust for the benefit of Avery Lynn Johnston dated December 13, 2021** 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 Lot No. 172 on the Plan of the North Nashville Real Estate Company property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 172 fronts 50 feet on the Westerly side of 5th Avenue, North, formerly Sumner Street and runs back 187 feet 7 inches on the Southerly line and 188 feet 1 inch of the Northerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Ludie Lou Holdings, LLC, By Warranty Deed from Alice Y. Scott Dean, dated March 09, 2022 recorded March 09, 2022, of record as Instrument No. 20220309-0027047 Register's Office for Davidson County, Tennessee.

The following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 174 on the Plan of North Nashville Real Estate Company Property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said Lot No. 174 fronts 50 feet on the Westerly side of 5th Avenue North, formerly Summer Street, and runs back 188 feet 1 inch on the Southerly line and 188 feet 7 inches on the Northerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Tarrick D. Love and Tanisha Hart Love, a married couple, By Warranty Deed from Garry A. Moore, by James B. Johnson, Attorney In Fact, dated November 26, 2013 recorded December 02, 2013, of record as Instrument No. 20131202-0122572 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 as 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 #6, 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 8th day of May, 2026

Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Tarrick Love, Member

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, J. HILTON CONGER of the state and county mentioned, personally appeared Tarrick Love, Member 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 of Ludie Lou Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Tarrick Love, Member of Ludie Lou Holdings, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 8th day of May, 2026.

_____
Notary Signature
My commission expires: 12-1-26

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Order number - 2026-03-765

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 May 8, 2026.

Tara Crook
Affiant Signature

May 11, 2026
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 11th day of May, 2026.

Julianna C. Dassaway
Notary's Signature

My Commission Expires: 10-26-27

JULIANNA C. DASSAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY