Karen Johnson Davidson County
Batch# 1483742 DEEDWARR
10/14/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20261014-0094336

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Suite 205
Brentwood, TN 37027
RT-26-4135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of October, 2026

Notary Public

Commission Expires: 01-25-2028

OFFICIAL SEAL
TAMMY R CLARK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 986115
My Commission Expires 01/25/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reed J. Sculley 6680 Charlotte Pike K8 Nashville, TN 37209	OWNER	102-07-0A-108.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dennis L. Ludwig and Michele R. Ludwig, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reed J. Sculley, an unmarried man

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:

Land in Davidson County, Tennessee, being Unit No. K-8 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Dennis L. Ludwig and Michele R. Ludwig, husband and wife by Warranty Deed from James E. McWilliams and Ellen S. McWilliams, husband and wife of record in Instrument No. 20230504-0033202 Register's Office for Davidson County, Tennessee, dated May 01, 2023 and recorded on May 04, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6680 Charlotte Pike K8, Nashville, TN 37209

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 so 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.

Dated this the 9th day of October, ~~2026~~.

Dennis L. Ludwig

Michele R. Ludwig

STATE OF Illinois
COUNTY OF Woodford

On this 9 day of October, 2026, before me personally appeared Dennis L Ludwig and Michele R Ludwig, 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 9 day of October, 2026.

Notary Signature
My commission expires: 01-25-2028

OFFICIAL SEAL
TAMMY R CLARK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 986115
My Commission Expires 01/25/2028

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 9th, 2026. (date of document).

Signature

Date: October 13th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 13th day of October, 2026.

Notary Public

My commission Expires: _____

SEAL

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030