Karen Johnson Davidson County
Batch# 313659 DEEDQC
11/08/2019 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191108-0115735

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-FSB-19-36

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cream City Development, LLC	**New Owner**	
(NAME)	(NAME)	**105-04-0-118.00**
1071 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JOSH HELLMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being the Westerly One-Half of Lot 25 on the Plan of John Trimble's Addition to South Nashville of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Said Lot fronts 25 feet on the North side of Shepherd street and runs back between lines, 131.21 feet on its Westerly line and 130 feet, more or less, on its Easterly line and 130 feet, more or less, on its Easterly line to an alley on which it measures 25 feet.

Being the same property conveyed to Josh Hellmer by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20190425-0038265 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on April 25, 2019.

This is **unimproved** property known as: **36 Shepard Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 8TH DAY OF OCTOBER, 2019.

Josh Hellmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2019.

Notary Public
My Commission Expires: 03/07
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY