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 5th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 375619 DEEDQC
03/20/2020 04:13:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200320-0031076

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)	
1103 2nd Avenue South		**105-03-0-089.00**
(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, A MARRIED MAN,** 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:

Tract 1: 1103 2nd Avenue South
Property Description
Describing property being know as 1103 2nd Avenue South. Being described in Inst. No. 20190306-0020638 as being part of lot no. 18, Plan of John Nelson, as of record in book 2. Page 182, R.O.D.C., TN dated Sept. 13, 1839.
Also being part of property being designated lot or tract no. 5, on the plan of Phillip Mallory Lands Subdivision, as of record in book F, page 324, dated Nov. 1854 as of record R.O.D.C., TN. And being described as follows:
Commencing at the intersection of westerly right of way of 2nd Ave. South formerly Market Street and the southerly right of way of Mildred Shute Avenue formerly Mallory Street. Thence with the westerly right of way of 2nd Avenue South S23Deg. 17'35"E a distance of 32.7 feet to the point of begging of the herein described tract or parcel; thence continuing S23Deg.17'35"E a distance of 31.00 feet to the southeasterly corner of this tract or parcel; thence leaving said right of way of 2nd Ave. South and running S66Deg. 39'05"W a distance of 134.74 feet to the southwesterly corner of this tract or parcel lying on the easterly side of a 12foot alley; thence with said alley N23Deg.21'15"W a distance of 31.00 feet to the northwesterly corner of said tract; thence leaving the aforementioned alley and running N66Deg.39'05"E a distance of 134.78' to the point of begging and containing 4177 Sq. Ft. or 0.09 Acres, more or less. This description being based on the survey by Taylor Land Surveying, LLC dated April 28, 2019.
Description prepared by Phil Taylor, TN RLS No. 1459.
Taylor Land Surveying, LLC. P.O. Box 295, Nolensville, TN 37135 – 615 351 0766.

Being a portion of the same property conveyed to Josh Hellmer by Warranty deed from Nina S. Moss, unmarried of record in Instrument No. 20190306-0020638 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 06, 2019.

Tract 2: 59 Cannon St. (09316021300)

Land in Davidson County, Tennessee, being part of Lots 271 and 272 in Murray and Claiborne addition to south Nashville (see plan in Book No, 21, pages 84 and 85, RODC); said lot beginning at a point - 50 ft East of the South East corner of Cannon and Seiver Streets thence running East with Cannon St. thirty six feet

(36 ft.) thence south one hundred and sixty five feet (165 ft.) to an alley. Thence West on said alley thirty six feet (36 fl.) thence North one hundred and sixty five feet (165 ft.) to the place of beginning.

Being a portion of the same property conveyed to Josh Hellmer by Warranty deed from Nina S. Moss, unmarried of record in Instrument No. 20190306-0020639 Register's Office for Davidson County, Tennessee, dated March 4, 2019 and recorded on March 6, 2019.

Tract 3: 61 Cannon St
Land in Davidson County, Tennessee, being described as follows:

Situated in the City of Nashville and in Maury & Claiborne's Addition to South Nashville, a Plan of which is recorded in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The property herein conveyed is the easterly 19 feet of Lot No. 272 and the westerly 19 feet of Lot No. 273 in said Maury and Claiborne's Addition fronting together thirty eight feet to the southerly side of Cannon Street and running back between parallel lines one hundred and sixty five feet, more or less, to an alley and is bounded thus: beginning at a point in the southern margin of Cannon Street 86 feet easterly from the intersection of Cannon and Lewis Streets and runs thence eastwardly with the southern margin of Cannon Street thirty eight feet to a point thence at right angles one hundred and sixty five feet, more or less, to an alley; thence with said alley westwardly thirty eight feet to a point; thence at right angles northwardly and parallel with the second line, one hundred and sixty feet more or less to the place of beginning.

Being a portion of the same property conveyed to Josh Hellmer by Warranty deed from Nina S. Moss, unmarried of record in Instrument No. 20190306-0020639 Register's Office for Davidson County, Tennessee, dated March 4, 2019 and recorded on March 6, 2019.

This is unimproved property known as: 1103 2nd Avenue South, Nashville, TN 37210 and 59 Cannon Street, Nashville, TN 37210 and 61 Cannon Street, Nashville, TN 37210.

Witness my/our hand(s) this the 5th DAY OF MARCH, 2020.

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 5th of March, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED