WARRANTY DEED

Karen Johnson Davidson County
Batch# 440851 DEEDWARR
07/20/2020 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $379.25

20200720-0079505

A-JH-20-91

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Timothy E. Harris	**New Owner**	
(NAME) **322 Estate Dr**	(NAME)	**093-16-0-082.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **CREAM CITY DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY E. HARRIS, SINGLE,** 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 Lot No. 182 in Maury and Claiborne Addition to Nashville of record in Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 182 fronts 35 feet on Claiborne Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Claiborne Street Missionary Baptist Church by Warranty Deed from Timothy E. Harris, married of record in Instrument No. 20040907-0107863, Register's Office for Davidson County, Tennessee, dated August 09, 2004 and recorded on September 07, 2004.

Being the same property conveyed to Claiborne Family of Faith Worship Center by Quitclaim deed from Claiborne Street Missionary Baptist Church of record in Instrument No. 20200110-0003842 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 10, 2020.

Being the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company by Warranty deed from Claiborne Family of Faith Worship Center, a Tennessee not for profit corporation of record in Instrument No. 20200110-0003843 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 10, 2020.

Being also known as 91 Claiborne Street Nashville, Tennessee 372102703.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20191030-0111509, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **91 Claiborne Street, Nashville, Tennessee 37210-2703**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF JULY, 2020.

Cream City Development LLC

BY: _____
Josh Hellmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CREAM CITY DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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