WARRANTY DEED

Karen Johnson Davidson County
Batch# 588478 DEEDWARR
03/10/2021 08:35:33 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75

20210310-0031149

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cream City Development, LLC	New Owner	
(NAME) 1071 2nd Ave. S	(NAME)	105-04-0-134.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **NETTIE JAMES, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1240 1st Ave S, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Lady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-SRN-21-1240

Witness my hand this 5th day of March, 2021

x Nettie James

NETTIE JAMES

Albert James, By Nettie James, Attorney in Fact

ALBERT JAMES, BY, NETTIE JAMES, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of March, 2021.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of March, 2021, before me personally appeared Nettie James, to me known to be the person who executed the foregoing instrument on behalf of Albert James and acknowledged that she executed the same as the free act and deed of Albert James.

Witness my hand and official seal this 5th day of March, 2021.

Commission expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Trimble's Addition, as of record in Book 57, Page 53, in the Register's Office of Davidson County, Tennessee. Said lot is triangular and fronts 166 feet on the easterly side of First Avenue, South (formerly Maple Street), and runs back 93 ½ feet on the northerly line and 10 feet on the southerly line with an alley to another alley and shows 134 feet on the rear of said last mentioned alley.

Being the same property conveyed to C.H. Marcellus, Jr. and wife, Josephine Marcellus, as tenants by the entirety, by Warranty Deed from W.E. McKissack and wife, Callie Bell McKissack, of record in Book 2091, Page 508, in the Register's Office of Davidson County, Tennessee, dated July 10, 1952 and recorded on August 18, 1952. Josephine Marcellus died on October 31, 1976 leaving C.H. Marcellus, Jr. as sole surviving Tenant by the Entirety. C.H. Marcellus, Jr. aka Cecil Harvey Marcellus, Jr. aka Cecil Harvey Marcellus, Jr. died testate on July 5, 2006 in Reidsville, Rockingham County, NC with his Last Will and Testament being probated in the same County on January 18, 2007 and in Davidson County, TN on October 2, 2008 in Docket No. 08P-1577.

Being the same property conveyed to Nettie M. James, by Quitclaim Deed from Etta Woodfork Marcellus, Trustee of the Revocable Living Trust of Cecil H. Marcellus, Jr., of record in Instrument No. 20090112-0002681, in the Register's Office of Davidson County, Tennessee, dated December 11, 2008 and recorded on January 12, 2009.

Albert James joins in this conveyance to convey any interest he may have.