Karen Johnson Davidson County
Batch# 663783 DEEDWARR
06/24/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210624-0085673

WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

J-SB-JH-21-1103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/15/2025
(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)
Justin Thomas Scalise and Angela Delight Shields	Same as owner	
(NAME)	(NAME)	105 03 0 089.00
1103 2nd Ave S		
(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, **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 **JUSTIN THOMAS SCALISE AND ANGELA DELIGHT SHIELDS, HUSBAND AND WIFE,** 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:

Property Description
Describing property being known 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 part of the property conveyed to Cream City Development LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Josh Hellmer, a married man, of record in Instrument No. 20200320-0031076, in the Register's Office of Davidson County, Tennessee, dated March 05, 2020 and recorded on March 20, 2020.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Nelson Addition, as recorded in Plat Book 2, Page(s) 182 & 183.

• Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20200422-0042178.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1103 2nd Ave S, Nashville, Tennessee 37210**.

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 18th DAY OF JUNE, 2021.

Cream City Development LLC

BY: _____
Josh Hellmer
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 MEMBER of CREAM CITY DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of June, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

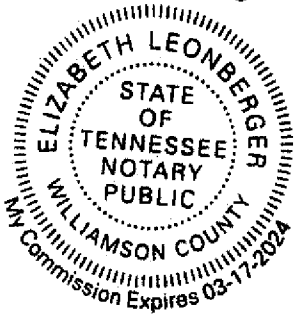
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024