This Instrument Was Prepared By:

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Karen Johnson Davidson County
Batch# 697302 DEEDQC
08/13/2021 11:58:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210813-0109610

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUANESHIA JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn to before me on this 3rd day of August, 2021.

Notary Public

My Commission Expires: My Commission Expires January 3, 2022

New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
226 Duke St LLC 2307 Cisco St Nashville, Tennessee 37204	New Owner	071 07 0 102.00

KNOW ALL MEN BY THESE PRESENTS that Crema LLC, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto 226 Duke St LLC, its successors and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being the Easterly 40 feet of Lot No. 68 on the Map of Haynie's Oriental Subdivision as of record in Deed Book 161, Pages 26 and 27, Register's Office for Davidson County.

Said part of Lot No. 68 fronts 40 feet on the Southerly side of Duke Street and runs back between parallel lines, with the Westerly margin of Sultana Avenue, 87 feet to a dead line.

Being the same property conveyed to Karl and Marika Schoenenberger by Special Warranty Deed from United States Marshal for the Middle District of Tennessee, recorded on the 18th day of March, 1999 in Deed Book 11389, Page 346, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Crema, LLC by deed of record at Instrument Number 20180703-0064583, Register's Office for Davidson County, Tennessee.

This is improved property located at 226 Duke St, Nashville, Tennessee 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3 day of August, 2021.

Ben Lehman
Managing Member of Crema, LLC

QUANESHIA JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this 3rd day of August 2021.

Notary Public

My Commission Expires: My Commission Expires January 3, 2022