WARRANTY DEED

Karen Johnson Davidson County
Batch# 709909 DEEDWARR
09/03/2021 01:38:37 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20210903-0118974

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

B-WR-21-1246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2021.

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)
Wisdom Rock, LLC	**New Owner**	
(NAME) **650 Wedgewood Ave.**	(NAME)	**105-04-0-137.00**
(ADDRESS) **Nashville, TN 37203**	(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 **WISDOM ROCK, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of John Trimbles National Hill Plan of Lots of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 35 fronts 30 feet, more or less, on the easterly side of Maple Street, now First Avenue, South and runs back between parallel lines 162 feet, more or less, on the northerly line and 145 feet more or less, on the southerly line, to the westerly margin of John Street, on which it measures 30 feet, more or less.

Also being conveyed herewith is any interest grantor may have in the southerly and remainder half of Lot No. 35 on the plan of John Trimble's National Hill Plan of Lots of record in Plan Book 57, Page 53, in the Register's Office for Davidson County Tennessee, and being that part of Lot No. 35 that fronts 20 feet more or less, on the easterly side of Maple Street, now First Avenue and runs back between parallel lines to the westerly margin of John Street on which it measures 20 feet, more or less. this tract possibly being an abandoned roadway or alleyway.

Being the same property conveyed to Cream City Development LLC, a Tennessee limited liability company by Warranty deed from Shawnda R Mays, Trustee of the Shawnda R. Mays Revocable Living Trust of record in Instrument No. 20210713-0094335 Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 13, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1246 1st Avenue, 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 31 DAY OF AUGUST, 2021.

Cream City Development LLC, a Tennessee limited liability Company

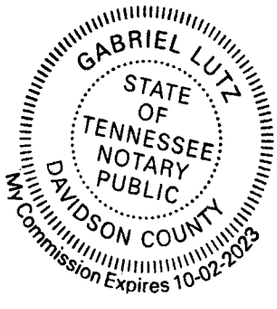
BY: _____
Josh Hellmer
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSH HELLMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of CREAM CITY DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 31st of August, 2021.

_____
Notary Public
My Commission Expires: 10/21/2023
(SEAL)



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