WARRANTY DEED

Karen Johnson Davidson County
Batch# 784838 DEEDWARR
01/05/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20220105-0001878

J-CR-21-2132-2134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

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)
Syndicate Properties, LLC	**New Owner**	
(NAME)	(NAME)	
2132 Canady Ave & 2134 Canady Ave		**105-16-0-201.00 (AS TO TRACT 1) 105-16-0-202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **SYNDICATE PROPERTIES, LLC,** 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:

(As to Tract 1)

Land in Davidson County, Tennessee, being the Northwesterly part of Lot 2 on the Map of John C. Canady's Subdivision of West Lawn of record in Plat Book 332, Page 90, 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 said Lot fronts 54.75 feet on the Easterly side of an unnamed Street, running North and South from Rose Avenue to Napoleon Street, being the first street West of Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the North line, and 164.4 feet, more or less, on the South line, to a dead line on which it measures 50 feet.

(As to Tract 2)

Land in Davidson County, Tennessee, being the Westerly part of the Southerly half of Lot No. 2, John Canady Subdivision of record in Book 332, Page 90, and more particularly described as follows:

Beginning at a point in the line between Lot Nos. 2 and 3, 324 feet, more or less, West of the Westerly margin of Nolensville Pike, being the Southwest corner of a part of Lot No. 2, conveyed to Charles L. King and wife, Ruth T. King, by deed from H. C. Ellis and wife, of record in Book 1417, Page 578; thence Northerly with King's Westerly line and along the fence 50 feet to King's Northwest corner; thence Westerly 168.7 feet to the Easterly margin of Canada Avenue; thence Southerly along the Easterly margin of said Avenue, 54.75 feet to the common corner of Lots 3 and 2 in said subdivision; thence Easterly along the line between said Lots 200.2 feet to the point of beginning.

(As to Tract 1)

Being the same property conveyed to William B. Bass and wife, Sara C. Bass, Trustees for the William B. Bass and Sara C. Bass Revocable Trust dated 01/04/08 by Warranty deed from John C. Hamilton, Heir, Beulah M. Boatman, Heir, Gladys F. Cardet, Heir and Penney K. Hills, Heir and Personal Representative of the Estate of Ruby Frances Fisher Hamilton Sparkman of record in Instrument No. 20130122-0006860 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 22, 2013. (Value of consideration shown in aforementioned deed $35,000.00.)

Being the same property conveyed to Cream City Development LLC, a Tennessee limited liability company by Warranty deed from William B. Bass and Sara C. Bass Revocable Trust dated 01/04/2008 of record in Instrument No. 20200124-0008932 Register's Office for Davidson County, Tennessee, dated January 21,

2020 and recorded on January 24, 2020. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 2132 Canady Ave Nashville, Tennessee 37211.

(as to Tract 2)

Being the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company by Warranty deed from Nashville Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190827-0085981 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 27, 2019. (Value of consideration shown in aforementioned deed $120,000.00.) Being also known as 2134 Canady Ave Nashville, Tennessee 37211.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 90, 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: **2132 Canady Ave & 2134 Canady Ave, Nashville, Tennessee 37211**.

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 23rd DAY OF DECEMBER, 2021.

Cream City Development, LLC, a Tennessee limited liability company

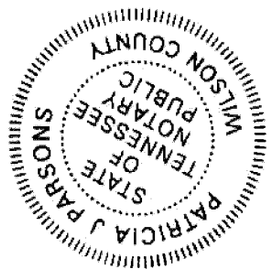
BY:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of December, 2021.

Patricia J Parsons
Notary Public
My Commission Expires: 8-20-2024
(SEAL)



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

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/23/2021.

Date

Jamika Jones
Affiant Signature

12/30/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY