QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 786029 DEEDQC
01/10/2022 02:46:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220110-0002872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cream City Development, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1071 2nd Ave S		**105041A00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hummingbird Investments, LLC ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Cream City Development, LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

> Land situated in Davidson County, Tennessee, being Unit B, together with common areas, as established in Declaration of Covenants, Conditions and Restrictions for ThirtyTwo North Hill Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20211230-0171811, Register's Office Davidson, Tennessee, and being shown on the Plat attached as Exhibit "B" thereto, to which Plat reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Hummingbird Investments by Warranty Deed of record at Instrument No. 20211215-0165733, Register's Office Davidson County, Tennessee

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is unimproved property known as: 32 N Hill St, Unit B, Nashville, TN 37210

Witness my hand this the 31st day of December, 2021.

Hummingbird Investments, LLC

Josh Hellmer
Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2021, before me personally appeared Josh Hellmer to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the Authorized Representative of Hummingbird Investments, LLC, the within named bargainor, a limited liability company, and that as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Hummingbird Investments, LLC as such Authorized Representative thereof.

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

Notary Public
My Commission Expires:

