Karen Johnson Davidson County
Batch# 816473 DEEDWARR
03/07/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20220307-0025642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/25
(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-SMHF-21-629

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)
Cream City Development, LLC	New Owner	
(NAME) 1071 2nd Avenue South	(NAME)	PART OF 107-08-0-006.00
(ADDRESS) Nashville, TN 37210	(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, **KATHERINE W. FISHER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 25 and 27 on the Plan of Larkwood Subdivision, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Lot 25:
Being a portion of the same property conveyed to Charly H. Fisher and wife, Katherine W. Fisher, by Warranty Deed from Alton C. Sloan Virginia J. Sloan and George W. Richardt of record in Book 5309, Page 622, Register's Office for Davidson County, Tennessee, dated July 07, 1978 and recorded on July 07, 1978.

Lot 27:
Being a portion of the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Charly H. Fisher and wife, Katherine W. Fisher, of record in Instrument No. 20001108-0111057, Register's Office for Davidson County, Tennessee, dated October 30, 2000 and recorded on November 08, 2000 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Charly H. Fisher and wife, Katherine W. Fisher.

Being the same Property conveyed to Katherine W. Fisher from Katherine W. Fisher by QuitClaim Deed of Record in Instrument No.: 20220218-0019365, Register's Office for Davidson County, TN.

Said Charly H. Fisher having since deceased on August 3rd, 2017, leaving Katherine W. Fisher as Sole Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3186, Page 181, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 7335, Page 845, in the 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: **629 Claridge Drive, Nashville, Tennessee 37214-3604**.

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 12th DAY OF JANUARY, 2022.

Katherine W. Fisher
Katherine W. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE W. FISHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2022.

W. E. Gronts
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONTS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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

I, John Gleaves, 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 _____ (date of document).

_____

Affiant Signature

Date _____

State of Tennessee

County of Davidson

Sworn to and subscribed ~~before~~ me this 12 day of January, 2022.

_____

Notary's Signature

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025