WARRANTY DEED

Karen Johnson Davidson County
Batch# 873830 DEEDWARR
06/17/2022 02:54:57 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20220617-0069853

BS-MQHS-22-1212

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 14th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
PMC Properties LLC **Cream City Development, LLC**	**New Owner**	
(NAME) **2130 Whitney Ave**	(NAME)	**071-14-0-252.00**
(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, **JULIUS FULTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PMC PROPERTIES LLC, A LIMITED LIABILITY COMPANY AND 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:

Land in Davidson County, Tennessee, being Lot No. 12, of the Plan of J.B. Haynie's Gladston Addition, as of record in Book 161, Page 10 and 11, Register's Office for Said County.

Said Lot No. 12 fronts 40 feet on the Southwesterly side of Whites Creek Pike and extends back 161 feet on the Southeasterly side and 160 feet on the Northwesterly line to an alley in the rear.

Being the same property conveyed to Julius Fulton and Steve R. Clingan by Warranty Deed from Victor A. Davidson, unmarried of record in Book 6536, page 12, Register's Office for Davidson County, Tennessee, dated April 16, 1985 and recorded on April 18, 1985.

Affidavit of Heirship as to the Heirs at law of Stephan Richard Clingan, recorded in Instrument No. 20220426-0047756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julius Fulton by Quitclaim Deed from Vanassee Wilson Clingan and Jessica McIntosh, being the heirs at Law of Stephan Richard Clingan of record in Instrument No. 20220524-0060322 Register's Office for Davidson County, Tennessee, dated May 14, 2022 and recorded on May 24, 2022.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Baptist World Center Dr, Nashville, Tennessee 37207**.

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 14th DAY OF JUNE, 2022.

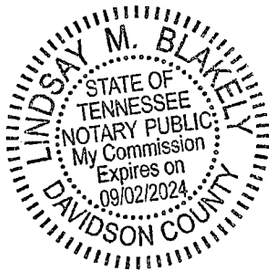
Julius Fulton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIUS FULTON, 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 14th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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