Name and Address of New Owner:
Cream City Development, LLC
1071 2nd Avenue South
Nashville, TN 37210

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059-16-0-033

Karen Johnson Davidson County
Batch# 965075 DEEDWARR
01/27/2023 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20230127-0006380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **A. Michelle Poss, Administrator, and Delilah G. Rhodes, and Kizzie Watkins, and Chantele Bush F/K/A Chantele Traylor, heirs and beneficiaries of The Estate of Ohdale I. Watkins, deceased**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Cream City Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 and the Southeasterly 10 feet of Lot No. 11 on the Map of Haynie's Cleveland Plan, as of record in Book 161, Page 36, Register's office for said County.

Said Lot No. 12 and the Southeasterly part of Lot No. 11 fronts together 50 feet on the northeasterly side of Whites Creek Pike, and runs back between parallel lines 130 feet more or less to an alley.

Being the same property conveyed to Ohdale I. Watkins by Installment Deed from J.T. Murphree, Thomas H. Pratt, Jr. and Donald W. Pratt DBA Murphree-Pratt Land Company, of record in Book 5233, Page 301, Register's Office for Davidson County, Tennessee, dated December 14, 1977 and recorded on December 14, 1977.
Final Decree record in Instrument No. 20210721-0097771.

Being improved property known as 2505 Whites Creek Pike, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of January, 2023.

By: _____
Delilah G. Rhodes

By: _____
Kizzie Watkins

State of Tennessee County of Davidson

On this 23rd day of January, 2023, before me personally appeared Delilah G. Rhodes and Kizzie Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2023.

_____
Notary's Signature
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of January, 2023.

By: _____
Chantele ~~Traylor~~ Bush CB

State of Tennessee County of Davidson

On this 23rd day of January, 2023, before me personally appeared Chantele Traylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2023.

_____
Notary's Signature
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of January, 2023.

The Estate of Ohdale I Watkins, deceased

By: A. Michelle Poss, Administrator

A. Michelle Poss, Administrator

State of Tennessee County of Davidson

Before me, Steven D. Disser of the state and county mentioned, personally appeared A. Michelle Poss, Administrator, 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 Administrator of The Estate of Ohdale I Watkins, deceased, the within named bargainor, a Estate, and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Administrator.

Witness my hand, at office, this 23rd day of January, 2023.

Notary's Signature
My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of January, 2023.

Notary Public
My commission expires:
File No. GNT-23-2556

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-23-23.

Affiant Signature

1-23-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of January, 2023.

Notary Signature

My Commission Expires: 05/09/2026

