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: 059-16-0-055

Karen Johnson Davidson County
Batch# 965374 DEEDWARR
01/27/2023 03:33:36 PM 12 pgs
Fees: $63.00 Taxes: $1,017.50
20230127-0006538

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, **Kizzie Watkins, Chantele Traylor, and Delilah Rhodes, heirs of The Estate of Oh-Dale Watkins, deceased**, "the Grantor," have this day bargained and sold and by these presents does 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:

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, 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 Lot Nos 43 and 44 front together 80 feet on the westerly side of Grover Street and extend back between parallel lines with the northerly margin of Frances Street 125 to an alley.

As to Parcels I and II:
Being the same property conveyed to Oh-Dale Watkins by Special Warranty Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of Said Government of record in Instrument No. 20141023-0097925, Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 23, 2014. (Value of consideration shown in aforementioned deed $7,500.00.)

Parcel III:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel IV:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel V:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel VI:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, 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 lots front 40 feet each on the westerly side of Grover Street and run back parallel lines 125 feet to an alley.

As to Parcels III to VI:
Being the same property conveyed to OhDale Watkins by Warranty Deed from Lillian Dunn Thomas, unmarried of record in Book 10659, page 298, Register's Office for Davidson County, Tennessee, dated October 23, 1997 and recorded on October 27, 1997. (Value or consideration shown in aforementioned deed $14,000.00.)

Parcel VII:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel VIII:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan entitled Haynies Cleveland Plan of record in Plat Book 161, Page 35, 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 Lot Nos 37 and 38 adjoin and front together 80 feet on the westerly side of Grover Street and run back between parallel lines 125 feet to an alley.

As to Parcels VII and VIII:
Being the same property conveyed to Oh-dale I. Watkins by Quitclaim Deed from Reavis L. Mitchell of record in Instrument No. 20040716-0085117, Register's Office for Davidson County, Tennessee, dated July 15, 2004 and recorded on July 15, 2004. (Value of consideration shown in aforementioned deed $1.00.)

As to all parcels:
Ohdale Watkins A/K/A Oh-dale I. Watkins A/K/A Oh-Dale Watkins , A/K/A Ohdale I. Watkins died February 26, 2022. By Oder Approving Settlement Agreement in the matter of In Re: Estate of Ohdale I. Watkins in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P440, attached as Exhibit "A", Kizzie Watkins, Chantele Traylor, and Delilah G. Rhodes A/K/A Delilah Rhodes, children and heirs of Ohdale I. Watkins were to divide the real property of the Estate of Ohdale I. Watkins equally.

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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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.

Kizzie Watkins

Chantele ~~Traylor~~ Bush CB

Delilah G. Rhodes

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kizzie Watkins, Chantele Traylor, and Delilah G. Rhodes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

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 $275,000.00, 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-23-2557

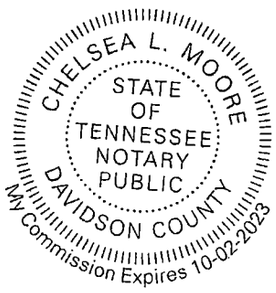


EXHIBIT A"

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the EXHIBIT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 02 day of DECEMBER, 2022, in Docket Number 22P440, IN RE: WATKINS, OHDALE I ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 27 day of JANUARY in the year 2023 and in the 246 year of American Independence.

JOSEPH P. DAY, Clerk,

[SEAL] JOSEPH P. DAY CIRCUIT COURT CLERK

By: _____
Deputy Clerk

COPY

EFILED 12/02/22 01:13 PM CASE NO. 22P440 Joseph P. Day, Clerk
EFILED 09/20/22 01:58 PM CASE NO. 22P440 Joseph P. Day, Clerk

EXHIBIT A

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF	)	
OHDALE I. WATKINS,	)	**DOCKET NO. 22P440**
DECEASED.	)	
	)	
CHANTELE TRAYLOR,	)	
COMPLAINANT/ CONTESTANT.	)	

SETTLEMENT AGREEMENT

This Settlement Agreement is made and entered into by and between Delilah G. Rhodes, Kizzie Watkins and Chantele Traylor.

WHEREAS, Delilah G. Rhodes is named as the primary beneficiary under the Will of Ohdale I. Watkins admitted to probate in the above referenced matter; and

WHEREAS, Kizzie Watkins, Chantele Traylor and Delilah G. Rhodes are all children and heirs of Ohdale I. Watkins; and

WHEREAS, the three heirs agree to a division of the decedent's estate; and

WHEREAS, Chantele Traylor has filed a Petition to Contest Will which is pending; and

WHEREAS, the parties have reached an agreement to settle the issue in regard to the Will Contest without the necessity of continuing the legal proceedings,

NOW THEREFORE, for an in consideration of mutual covenants and conditions contained herein, the parties agree as follows:

COPY

EFILED 12/02/22 01:13 PM CASE NO. 22P440 Joseph P. Day, Clerk
EFILED 09/20/22 01:58 PM CASE NO. 22P440 Joseph P. Day, Clerk

1. That each of the children of Ohdale I. Watkins shall receive one-third of the net estate which shall include an undivided one-third interest in all the real property including the residence at 2505 Whites Creek Pike, Nashville, TN 37207 which the parties agree shall be brought into the estate of Ohdale I. Watkins, to be sold.

2. That all the parties will divide equally all the personal property and any other real property, including any death benefits payable as a result of the death of Ohdale I. Watkins, which shall include joint bank accounts, distributions from life insurance policies, pay on death accounts and retirement benefits accounts.

3. That Delilah G. Rhodes shall provide an inventory and an accounting of all cash that came into her possession upon the death of Ohdale I. Watkins. That from the total of the cash, Kizzie Watkins and Chantele Traylor shall receive one-third of the cash.

4. That Delilah G. Rhodes account for all of Ohdale I. Watkins's personal property owned by him at the date of his death.

5. That the personal property including any automobiles, household furniture and other personal property be sold, and the cash proceeds be paid to the estate.

6. That each party shall be responsible for their attorney fee for their respective attorneys and that no additional attorney fees shall be paid from the estate.

7. That Michelle Poss shall continue to administer the estate and collect all funds for distribution to the parties herein.

8. That the administrator's fee and all court cost shall be paid by the estate prior to final distribution.

COPY

EFILED 12/02/22 01:13 PM CASE NO. 22P440 Joseph P. Day, Clerk
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The foregoing represents the entire agreement between the undersigned heirs of the Estate of Ohdale I. Watkins. No party herein will make or institute any legal, financial claim or demand on any other party to this action, their heirs, estate or assigns.

The undersign hereby agree to the forgoing settlement.

Delilah Rhodes
Date: 9/15/2022

Kizzie Watkins
Date: 9/15/2022

Chantele Traylor
Date: 9-2-22

Eric Lee, Jr.
Date: 9/15/2022

Donnie F. Rhodes
Date: 9-15-22

Gabrielle Lee
Date: 9-15-22

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for County and State, the within named, **DELILAH RHODES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 2022.

Quintana Daughtry
Notary Public

My commission expires Jan 2024

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 06 day of JANUARY, 2023, in Docket Number 22P440, IN RE: WATKINS, OHDALE I ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 27 day of JANUARY in the year 2023 and in the 246 year of American Independence.

JOSEPH P. DAY, Clerk,

[SEAL]

By: _____
Deputy Clerk

EFILED 01/06/23 10:07 AM CASE NO. 22P440 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF OHDALE I. WATKINS,	)	**DOCKET NO: 22P440**
Deceased.	)	
	)	
DELILAH G. RHODES,	)	
Petitioner.	)	

ORDER TO APPROVE SETTLEMENT AGREEMENT

This cause came to be heard before the Honorable Andra Hedrick, Judge of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, upon the Motion to Approve Settlement Agreement signed by all parties and filed on September 20, 2022, appearance of counsel, and the entire record from all of which the Court finds that all parties have signed and agree to the Settlement Agreement.

IT IS, THERFORE, ORERED, ADJUDGED and DECREED that the Settlement Agreement is approved, and that the real property is to be sold and the proceeds be brought into the estate.

ENTER, this 6th day of January 2023.

Signed Electronically by
ANDRA HEDRICK, JUDGE

APPROVED FOR ENTRY:

/s/ Ronald K. Necin
RONALD K. NEVIN, B.P.R. 3463
Attorney for Chantele Traylor
315 Deaderick Street, Ste. 1550
Nashville, TN 37238
Telephone: 615/244-7708

EFILED 01/06/23 10:07 AM CASE NO. 22P440 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been mailed via United States Postal Service, and e-mail to the following parties:

Terry R. Clayton, Esq.
Attorney for Estate
1402 5th Avenue North
Nashville, TN 37208

A. Michelle Poss, Esq.
201 Fourth Avenue North, Suite 1240
Nashville, TN 37219

Kizzie Watkins
113 B Glen Oak Court East
Hendersonville, TN 37075

Eric Lee, Jr.
1805 Cloverleaf Drive
Nashville, TN 37216

Donnie F. Rhodes
1805 Cloverleaf Drive
Nashville, TN 37216

Gabrielle Lee
1805 Cloverleaf Drive
Nashville, TN 37216

/s/ Ronald K. Nevin
RONALD K. NEVIN

DATE: January 2, 2023

EFILED 01/06/23 10:07 AM CASE NO. 22P440 Joseph P. Day, Clerk

Case Title: RHODES V WATKINS

Case Number: 22P440

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit