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# 967261 DEEDWARR
02/03/2023 02:59:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0008161

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 of The Estate of Ohdale I. Watkins, deceased**, "the Grantor," has 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:

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

Being Lot No. 11 and 12 and the Southerly 20 feet of Lot 10 on the Map of Haynie's Cleveland Plan, as of record in Book 161, Page 36, Register's Office for said County.

As to Lot 12 and part of Lot 11, being the same property conveyed to Ohdale I. Watkins by Installment Deed from 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.

As to part of Lot 11 and part of Lot 10, being the same property conveyed to OhDale Watkins by Installment Deed from Shelby Brown and wife, Annie Brown of record in Book 5404, Page 799, Register's Office forDavidson County, Tennessee, dated March 10, 1979 and recorded on March 13, 1979.

Final Decree record in Instrument No. 20210721-0097771.

By order of the Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville-Davidson County (Probate Division), Case No. 22P-440, the court found that the contract for the sale of the real property was commercially reasonable and authorized the Administrator, A. Michelle Poss, to execute any HUD-1, closing statement, deed or other documents necessary to close the sale of the real property and to transfer good and marketable title to the buyer hereof.

***NOTE: The purpose of this conveyance is to convey the property with the correct legal description. The previously recorded instrument in 20210127-0006380, said Register's Office, only included a portion of the property.**

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 3rd day of February, 2023.

The Estate of Ohdale I Watkins, deceased

By: A. Michelle Poss, Administrator

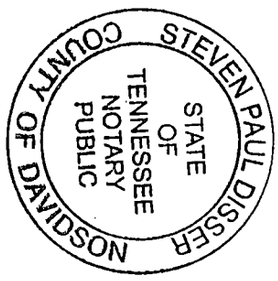
A. Michelle Poss, Administrator

State of Tennessee
County of Davidson

Before me, Steven D'Sser of the state and county mentioned, personally appeared A. Michelle Poss, 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, an 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 3rd day of February, 2023.

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



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.
*****Conveyance tax has been previously remitted with the recording of 20210127-0006380, Register's Office for Davidson County, Tennessee.**

(Affiant)

Sworn to and subscribed before me this
3rd day of February, 2023.

Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON