Karen Johnson Davidson County
Batch# 977477 DEEDWARR
03/06/2023 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $166.50
20230306-0015991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 23-2-0246-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cream City Development, LLC	Cream City Development, LLC	05916007700 and 05916007800
(NAME)	(NAME)	
2519 & 2521 Grover Street	1071 2nd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Forty-Five Thousand And No/100 Dollars ($45,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TRACY RANDOLPH AND VICTOR RANDOLPH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CREAM CITY DEVELOPMENT, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in the Second Civil District of Davidson County, Tennessee, described as follows:

Being Lot 62 Haynies Cleveland Heights, 060 x 125 x IR in size, Field Book No. 13DA 24100, Map 59-16, Parcel 78.

Being the same property conveyed to Thomas Allen and wife, Shirley Allen by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated February 24, 2000, of record in Instrument No. 200002290019573, Register's Office for Davidson County, Tennessee.

Thomas Allen, having died on or about November 10, 2000, leaving his interest to his wife, Shirley Allen, as the remaining tenant by the entirety. Shirley Allen, having died on July 26, 2020, leaving her interest to her heirs-at-law, Tracy Randolph and Victor Randolph, as evidenced by Affidavit of Heirship, of record at Instrument No. 20230301-0014412, Register's Office for Davidson County, Tennessee.

Tracy Randolph was placed under Conservatorship and Brenda Randolph named as her Conservator, over person and property, by Order of the Davidson County Probate Court, Docket# 21P873, on June 3, 2021.

Tract 2:

LOT No. 63 in Haymis Cleveland Place, which is registered in Book 161, page 35 in the 21st Civil District Davidson County, Tennessee, on White's Creek Pike, fronting 40 feet on the East side of Grover Street, and running back 125 feet to an alley.

Being the same property conveyed to Thomas Allen by Quitclaim Deed from Nettie Grimes, dated December 1, 1989, of record in Book 8025, page 847, Register's Office for Davidson County, Tennessee.

Thomas Allen, having died on or about November 10, 2020, leaving his interest to his wife, Shirley Allen, as evidenced by Affidavit of Heirship, of record at Instrument No. 20230301-0014411, Register's Office for Davidson County, Tennessee. Shirley Allen, having died on July 26, 2020, leaving her interest to her heirs-at-law, Tracy Randolph and Victor Randolph, as evidenced by Affidavit of Heirship, of record at Instrument No. 20230301-0014412, Register's Office for Davidson County, Tennessee.
Tracy Randolph was placed under Conservatorship and Brenda Randolph named as her Conservator, over person and property, by Order of the Davidson County Probate Court, Docket# 21P873, on June 3, 2021.

unimproved ☒
This is improved ☐ property, known as 2519 & 2521 Grover Street, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 our hands this 3 day of March, 2023.

Tracy Randolph by Brenda Randolph
Tracy Randolph, by Brenda Randolph, Conservator

Victor Randolph
Victor Randolph

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Brenda Randolph, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be Conservator for Tracy Randolph, the within named bargainor, and that she as such Conservator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Tracy Randolph, the bargainor, by the said Brenda Randolph as Conservator.

WITNESS my hand and seal, this 3 day of March, 2023.

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Victor Randolph, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of March, 2023.

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 MARCH 3, 2023

3/6/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of MARCH, 2023

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023