Karen Johnson Davidson County
Batch# 995716 DEEDWARRSP
04/24/2023 03 02 56 PM 2 pgs
Fees $13 00 Taxes $3,052 50
20230424-0030107

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
1032 3rd Ave S LLC 1032 3rd Ave S Nashville, TN 37210	Parcel ID:10503005800	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cream City Development, LLC, A Tennessee limited liability company**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **1032 3rd Ave S LLC, A Tennessee limited liability company** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Paul's Elysian Grove Plan of Lots of record in Plat Book 1, Page 134, of the Chancery Court at Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cream City Development LLC, by Quitclaim Deed from Josh Hellmer, of record at Instrument No. 20211201-0158784, at the Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2023, a lien, not yet due and payable.

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 825,000

Affiant

Subscribed and sworn to before me this 21 day of April, 2023.

Notary Public

My Commission Expires: _____

LAUREN REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

This is improved property located at **1032 3rd Avenue S., Nashville, TN 37210**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

21st **IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the day of April, 2023.

Cream City Development, LLC

BY: _____

ITS: MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CREAM CITY DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

21st

Witness my hand and official seal, this the ~~20th~~ of April, 2023.

Brian D. Mitchell

Notary Public

My Commission Expires: _____

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027