Karen Johnson Davidson County
Batch# 995716 DEEDQC
04/24/2023 03 02 56 PM 3 pgs
Fees $17 00 Taxes $0 00
20230424-0030108

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1032 3rd Ave S LLC 555 Church Street, Unit 1607 Nashville, Tennessee 37219	New Owner	105-03-0-058.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination]

FOR AND IN CONSIDERATION of the sum of $0 00, CREAM CITY DEVELOPMENT LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto 1032 3RD AVE S LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate.

See Exhibit A.

This is improved property known as 1032 3rd Avenue South, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of April, 2023.

CREAM CITY DEVELOPMENT LLC,
a Tennessee limited liability company

By: _____

Name: Josh Hellmer

Title: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Josh Hellmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Member of Cream City Development LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Josh Hellmer, member of the company.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 21st day of April, 2023.

Brian D. Mitchell

NOTARY PUBLIC

My Commission Expires: 03/09/2027

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

Exhibit A

Legal Description

Being Lot 32 on the Plan of Isaac Paul's Elysian Grove Property, of record in Plat Book 1, Page 134, Register's Office for Davidson County, Tennessee, also shown as Parcel 58.00 on Davidson County Property Map 105-03 and being more particularly described according to a survey prepared by J.L. Whitson, RLS #1732, dated March 14, 2023 as follows:

Beginning at a Mag Nail (Old) located on the easterly right-of-way of 3rd Avenue S, being the northwest corner of Kingston, LLC property, of record in Instrument No. 20160602-0055628, Register's Office for Davidson County, Tennessee;

Thence, following the easterly right-of-way of 3rd Avenue S, North 27 Degrees 33 Minutes 43 Seconds West, 35.98 Feet to an Iron Rod (New), being the southwest corner of The Biederman Family Trust property, of record in Instrument No. 20151208-0123680, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way of 3rd Avenue S and following the southerly boundary of said Biederman Family Trust property, North 62 Degrees 01 Minutes 36 Seconds East, 135.93 Feet to an Iron Rod (Old) on the westerly right-of-way of Metro Alley No. 148, being the southeast corner of said Biederman Family Trust property;

Thence, following the westerly right-of-way of Metro Alley No. 148, South 27 Degrees 47 Minutes 03 Seconds East, 35.31 Feet to a Mag Nail (Old), being the northeast corner of the aforementioned Kingston, LLC property;

Thence, leaving Metro Alley No. 148 and following the northerly boundary of said Kingston, LLC property, South 61 Degrees 44 Minutes 37 Seconds West, 136.07 Feet to the Point of Beginning.

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.

Being the same property conveyed to 1032 3RD AVE S LLC, a Tennessee limited liability company by Special Warranty Deed from Cream City Development LLC, a Tennessee limited liability company of record in Instrument No. 20230424-0030107, Register's Office for Davidson County, Tennessee.