WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-CC-23-1252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,763 59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES (AF

Karen Johnson Davidson County
Batch# 998261 DEEDWARR
05/01/2023 01 13 10 PM 2 pgs
Fees $13 00 Taxes $402 43

20230501-0032071

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
BM Builders, LLC	**New Owner**	
(NAME)	(NAME)	**105 04 0Z 002 00**
725 Melpark Dr Apt 162		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold; and by these presents do/does transfer and convey unto **BM BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of Homes at 1252 Thomas Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1252 Thomas Street, a Horizontal Property Regime, of record in Instrument Number 20210929-0131172 and Amendment recorded in Instrument No 20221116-0121992 and Assignment of Developer's Rights recorded in Instrument No 20221116-0121991 and Attorney's Certificate recorded in Instrument No 20220513-0055593, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being a part of the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company, by Warranty Deed from L Shane Whitehead, Married, of record in Instrument No 20221025-0115638, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022 and recorded on October 25, 2022

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trimble's Addition, as recorded in Plat Book 57, Page(s) 53
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20210929-0131172 and Amendment recorded in Instrument No 20221116-0121992 and Assignment of Developer's Rights recorded in Instrument No 20221116-0121991 and Attorney's Certificate recorded in Instrument No 20220513-0055593
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1252 Thomas Street, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 27th DAY OF APRIL, 2023

Cream City Development, LLC

BY _____
Josh Hellmer
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.

Witness my hand and official seal, this the 27th of April, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212