WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES (A

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

LR-JH-23-99

Karen Johnson Davidson County
Batch# 1001546 DEEDWARR
05/10/2023 10 09 05 AM 2 pgs
Fees $13 00 Taxes $444 00

20230510-0034774

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)
Cream City Development, LLC	**New Owner**	
(NAME)	(NAME)	**044-05-0-230.00**
1071 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **MARK HEIGHWAY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, 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

Tract I

Land in Davidson County, Tennessee, being Lot No 227 on the Map of a part of RAYON CITY, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description

Tract II·

Land in Davidson County, Tennessee, being Lot No 226 on the Map of a part of RAYON CITY, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for said County, described as follows

Said Lot No 226 fronts 49 8 feet on the southerly side of Old Hickory Boulevard and runs bank 161 5 feet on the easterly line and 110 feet on the westerly line with the easterly margin of Rayon Drive to the northerly line of Lot No 227 on said plan and measures 1 19 6 feet thereon

Being the same property conveyed to Mark Heighway by Warranty Deed from John W Branch and Mary P Branch, husband and wife, of record in Instrument No 20170412-0035688, Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 12, 2017, as corrected by Scrivener's Affidavit of record in 20170602-0054969, said Register's Office

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **99 Bridgeway Ave, Old Hickory, Tennessee 37138**

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 5th DAY OF MAY, 2023.

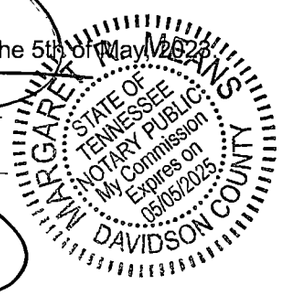
Mark Heighway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HEIGHWAY, the within ~~named~~ bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2023.

Notary Public
My Commission ~~Expires~~
(SEAL)



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