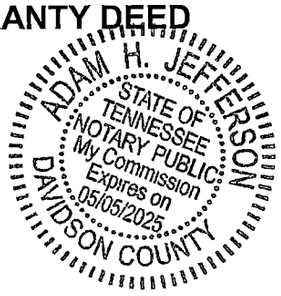
WARRANTY DEED



LR-CC-23-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1011186 **DEEDWARR**
06/05/2023 01 39 52 PM 2 pgs
Fees $13 00 Taxes $1,661 30

20230605-0042431

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)
Leonard Shurdho	**Pinnacle Bank**	
(NAME)	(NAME)	**107 08 0 006 00**
625 Claridge Dr	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37201**	
(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 **LEONARD SHURDHO, A MARRIED MAN,** 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 A of SixTwentyFive Claridge Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SixTwentyFive Claridge Drive, a Horizontal Property Regime, of record in Instrument No 20220526-0061104, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being a portion of the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Katherine W Fisher, Single, of record in Instrument No 20220307-0025642, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on March 07, 2022

This conveyance is subject to
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Larkwood, as recorded in Plat Book 2900, Page(s) 144
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220526-0061104
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3186, Page 181
- Easement for Grant of Transmission Line, recorded in Book 7335, Page 845
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **625 Claridge Dr, Nashville, Tennessee 37214**

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 30th DAY OF MAY, 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 30th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

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

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