Karen Johnson Davidson County
Batch# 1014828 DEEDWARR
06/13/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20230613-0045111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

LR-JH-23-639

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)
Kyle Shaffer and Allison Shaffer	New Owners	
(NAME)	(NAME)	**107 08 0B 002.00**
639 Claridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 **KYLE SHAFFER AND ALLISON SHAFFER, HUSBAND AND WIFE,** 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 B of SixThirtySeven Claridge Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SixThirtySeven Claridge Drive, a Horizontal Property Regime, of record in Instrument No. 20220526-0061103, 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 part 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 for Davidson County, Tennessee, dated January 12, 2022 and recorded on March 7, 2022. (Value or consideration shown in aforementioned deed $95,000.00.)

Being part of the same property conveyed to Katherine W. Fisher, Single, by Quitclaim Deed from Katherine W. Fisher, Single, of record in Instrument No. 20220218-0019365, in the Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on February 18, 2022. (Value or consideration shown in aforementioned deed $0.00.)

Being part of the same property conveyed to Charly H. Fisher and wife, Katherine W. Fisher, by Warranty Deed from Alton C. Sloan, Virginia J. Sloan and George W. Reichardt, of record in Book 5309, Page 622, in the Register's Office for Davidson County, Tennessee, dated July 7, 1978 and recorded on July 11, 1978. The said Charly H. Fisher having died on August 03, 2017, leaving his wife, Katherine W. Fisher as the surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $6,000.00.)

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **639 Claridge Drive, 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 9th DAY OF JUNE, 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 9th of June, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/9/2023.

Date

Tonya Loftin
Affiant Signature

June 13, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)