Karen Johnson Davidson County
Batch# 1017230 DEEDWARR
06/21/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230621-0047099

WARRANTY DEED

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

DM-TYR-23-627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

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)
Jesse Small and Brittany Small	New Owner	
(NAME)	(NAME)	**107 08 0 006.00**
627 Claridge Dr		
(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 **JESSE SMALL AND BRITTANY SMALL, MARRIED,** 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 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.

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

Being a portion of the same property conveyed to Harold Reeves, Trustee, by Quit Claim Deed from Charly H. Fisher and wife, Katherine W. Fisher, as reconveyed to Charly H. Fisher and wife, Katherine W. Fisher, as tenants by the entirety, from Harold Reeves, Trustee, of record in Instrument No. 20001108-0111057, in the Register's Office of Davidson County, Tennessee, dated October 30, 2000 and recorded on November 08, 2000. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kent W. Cochran, Trustee, by Quit Claim Deed from Charly H. Fisher and wife, Katherine W. Fisher and as reconveyed to Charly H. Fisher and wife, Katherine W. Fisher, from Kent W. Cochran, Trustee, of record in Instrument No. 20000823-0083494, in the Register's Office of Davidson County, Tennessee, dated August 21, 2000 and recorded on August 23, 2000. The said Charly H. Fisher died on August 03, 2017, leaving Katherine W. Fisher as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Katherine W. Fisher, by Quit Claim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and Through the Electric Power Board of said Government, of record in Instrument No. 20000823-0083493, in the Register's Office of Davidson County, Tennessee, dated August 15, 2000 and recorded on August 23, 2000. (Value or consideration shown in aforementioned deed $3,500.00.)

Being the same property conveyed to The City of Nashville, acting by and through the Electric Power Board

of said City, by Warranty Deed from The City of Nashville, acting by and through the Electric Power Board of said City, to York Construction Company, a Tennessee corporation, of record in Book 3219, Page 364, in the Register's Office of Davidson County, Tennessee, dated April 10, 1961 and recorded on April 17, 1961. (Value or consideration shown in aforementioned deed $2,500.00.)

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Larkwood, as recorded in Book 2900, Page 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: **627 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 14 DAY OF JUNE, 2023.

Cream City Development LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of CREAM CITY DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of June, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

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

Certificate of Authenticity

I, Katie Smith, 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 6/14/23.

Date

Affiant Signature

6/14/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

My Commission Expires: 11-7-24
Date

Notary's Seal (if on paper)

