QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1026690 DEEDQC
07/14/2023 02 56 46 PM 2 pgs
Fees $12 00 Taxes $0 00

20230714-0054259

LR-JH-22-2507

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July 2023

Notary Public

MY COMMISSION EXPIRES

(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)
Cream City Development, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **1071 2nd Avenue South,**	(NAME)	**059 16 0 071.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **DENISE BATTLES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, Being Lot No 69 on the Plan of Haynies Cleveland as of record in Plan 161, Page 35, R O D C , Tennessee

Said Lot No 69 fronts 40 feet on the Northerly side of Grover Street and runs back between parallel lines 125 feet more or less, and is one of the 2 lots heretofore conveyed to the said Johnson Bransford and Robert Lusk by deed from Richard S West and wife, Karen M West, or record in Book 1389, Page 211 R O D C , Tennessee

Being the same property conveyed to Denise Battles of record in 20230711-0052950, Register's Office for Davidson, Tennessee

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as· **2507 Grover Street, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 12 day of July, 2023

Denise Battles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE BATTLES, 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 12th of July, 2023

Notary Public
My Commission Expires.
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES ON
05/05/2025
DAVIDSON COUNTY

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