Karen Johnson Davidson County
Batch# 1042810 DEEDQC
08/25/2023 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066540

QUITCLAIM DEED

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 24th DAY OF Aug, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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)
Thymus, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	
P.O. Box 1955		093150F-001.00CO 093150F-002.00CO 093150F-003.00CO
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37121		
(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), by these presents do/does hereby convey, assign and quitclaim unto **THYMUS, 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 all of Lot No. 16 and 4 feet of the North side of Lot No. 17 in Paul's Elysian Grove Plan, recorded in Book No. 1, Page 134, Chancery Court at Nashville, Tennessee, said Lot No. 16 and part of Lot No. 17 front 54 feet on the West side of Second Avenue formerly South Market Street and runs back between parallel lines 137 feet to alley and bounded as follows:

Beginning at the Northwest corner of Cameron Avenue and Second Avenue South and running thence Northward with the West side of Second Avenue South 54 feet to the South line of Lot No. 15 in said plan; thence Westwardly 137 feet, more or less, to an alley, thence 54 feet to Cameron Avenue; thence Eastwardly to the beginning point.

Being the same property conveyed to Cream City Development, LLC, a Limited Liability Company by deed from Donald A. Jones and wife, Joyce A. Jones of record in Instrument No. 20220127-0009954, in the Register's Office of Davidson County, Tennessee.

This is **unimproved** property known as: **1045 2nd Ave S, 1047 2nd Ave S, 204 Cameron St, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 24 day of August, 2023.

Cream City Development, LLC

BY: _____
By: Josh Hellmer
Its: 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 executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

I, John Gleaves, 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 August 24, 2023 (date of document).

Affiant Signature

Date: August 24, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

