WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042810 DEEDWARR
08/25/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20230825-0066541

LR-CC-23-1045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

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) **P.O. Box 1955**	(NAME)	**093150F-001.00CO** **093150F-002.00CO** **093150F-003.00CO**
(ADDRESS) **Mount Juliet, TN 37121**	(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, **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 **THYMUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. A, B, and C and all common areas of Ten-Fortyfive Second Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ten-Fortyfive Second Avenue South, a Horizontal Property Regime, of record in Instrument No. 20220311-0028459, and amendment of record in Instrument No. 20230117-0003614, in the Register's office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration as amended; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company, by Warranty 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, dated January 21, 2022 and recorded on January 27, 2022.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220311-0028459, and amendment recorded in Instrument No. 20230117-0003614.

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

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 24th 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: _____

