QUITCLAIM DEED

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

LR-JH-23-2511-2513

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 13 DAY OF October, 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

Karen Johnson Davidson County
Batch# 1062956 DEEDQC
10/19/2023 01 15 07 PM 2 pgs
Fees $12.00 Taxes $0.00

20231019-0082088

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Cream City Development LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**059 16 0 073.00** **059 16 0 074.00**
6420 Johnson Chapel Rd W,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JOSH HELLMER, A MARRIED MAN,** 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:

Being Lots No. 66 and 67 on the Map of Haynies Cleveland Plan, as of record in Plat Book 161, Page 35, Register's Office for said county.

Said lots adjoin and front together 80 feet on the Easterly side of Grover Streets and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Josh Hellmer, a Married Man of record in 20231019-0082087, Register's Office for DAVIDSON, Tennessee.

**Said property is not the primary residence of the Grantor.

This is **unimproved** property known as: **2511 and 2513 Grover Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 13 day of October, 2023.

Josh Hellmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
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