Karen Johnson Davidson County
Batch# 1130214 DEEDWARR
05/02/2024 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20240502-0032391

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

LR-SH-24-1250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/22/26 (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)
WIA Construction, LLC	New Owner	
(NAME)	(NAME)	105040Z00100CO & 105040Z00200CO 105040Z00300CO
6121 Cane Springs Rd. (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (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 AND BM BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ANCHOR ACQUISTIONS, 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 **WIA CONSTRUCTION, 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:

Land in Davidson County, Tennessee, being Unit Nos. A, B, C and Common area on the Plan of Homes at 1252 Thomas Street, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210929-0131172, Attorneys Certificate in Instrument No. 20220513-0055593, amendment in Instrument No. 20221116-0121992, and Assignment of Developer Rights in Instrument No. 20221116-0121991, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

UNIT A:

Being part of the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company by Warranty Deed from L. Shane Whitehead, married, dated October 21, 2022 and recorded October 25, 2022 in Instrument No. 20221025-0115638, Register's Office of Davidson County, Tennessee.

UNIT B:

Being the same property conveyed to BM Builders, LLC, a Tennessee limited liability company by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company, dated April 27, 2023 and recorded May 1, 2023 in Instrument No: 20230501-0032071, Register's Office of Davidson County, Tennessee.

UNIT C:

Being the same property conveyed to Anchor Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company dated January 6, 2023 and recorded January 11, 2023 in Instrument No. 20230111-0002302, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210929-0131172

and Attorney's Certificate recorded in Instrument No. 20220513-0055593, amended in Instrument No. 20221116-0121992, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

- Assignment of Developer Rights in Instrument No. 20221116-0121991, Register's Office of Davidson County, Tennessee.
- Conveyance of Common area in Instrument No. 20220513-0055594 and Instrument No. 20221116-0121990, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1250, 1252, and 1254 Thomas 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 ____ DAY OF MAY, 2024.

Cream City Development, LLC

BY:_____
Josh Hellmer
Member

BM Builders, LLC

BY:_____
John Gleaves
Authorized Agent

Anchor Acquistions, 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, 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 MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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 BM BUILDERS, 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 3rd of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

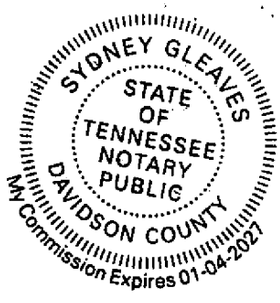


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 ANCHOR ACQUISTIONS, 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 3rd of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 May 1, 2024 (date of document).

Affiant Signature

5/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025