Karen Johnson Davidson County
Batch# 1205471 DEEDWARR
11/14/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,117.25
20241114-0088987

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $842,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2024.

Notary Public

My commission expires: 9-7-2026

(Notary Stamp) ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cream City Development, LLC	**New Owner**	**158-00-0-016.00**
6420 Johnson Chapel Rd. W.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Irwin Elliott Berman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cream City Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Map of J. F. Wallace Subdivision of a 19.5 acre tract described according to a copy of a survey thereof made by Watkins & Murray, surveyor, November 29, 1948, as follows:

Beginning at a point in the centerline of Old Hickory Boulevard, 628 feet west of the centerline of the Hillsboro Road, being the corner of Tract Nos. 5 and 6; thence with the east line of Tract No. 6 along the west line of Tract Nos. 1, 2, 3 and 5, N 19° E 815 feet to the centerline of Otter Creek; thence with the centerline of the same, S 72° 30' W, 146 feet; S 43° 30' W 80 feet to a corner of Lot No. 7; thence with the line between Lots 6 and 7, S 19° W 665 feet more or less to the centerline of Old Hickory Boulevard; thence with the centerline of the same, S 75° 20' E, 150 feet to the point of beginning.

THE FOLLOWING DESCRIBED PROPERTY IS CONTAINED IN THE ABOVE LEGAL DESCRIPTION BUT IS SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE AS IT WAS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 11400, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

Beginning at the point of intersection of the existing north margin of SR. 254 and the east boundary of the Clifton B. Chunn, Jr. property, said point of intersection being 29.41 feet left of SR. 254 proposed centerline station 192+23.54; thence with said east boundary north 23 degrees, 26 minutes, 39 seconds east 10.70 feet to a point, said point being 40.08 feet left of SR. 254 proposed centerline station 192+24.33; thence with the proposed north margin of said road south 73 degrees, 01 minutes, 07 seconds east 150.53 feet to a point, said point being 45.68 feet left of SR. 254 proposed centerline station 193+74.75; thence with the west boundary of the Forest Hills Baptist Church property south 23 degrees, 26 minutes, 39 seconds west 16.31 feet to a point, said point being 29.41 feet left of SR. 254 proposed centerline station 193+73.54; thence with said existing margin westerly 150 feet more or less to the point of beginning, containing 2020 square feet and being part of the same property conveyed by James O. Page, Jr. and wife, Michelle M. Page to Irwin Elliott Berman and wife, Bridget M. Berman as of record in book 9540, page 48, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Irwin Elliott Berman by Warranty Deed from James O. Page, Jr., and wife, Michelle M. Page, of record in Book 9540, Page 48, Register's Office for Davidson County Tennessee. Erwin (Irwin) Elliott Berman conveyed such interest in the property to his wife, Bridget M. Berman, to create a tenancy by the entirety, by Quitclaim Deed dated December 5, 1994, of record in Book 9540, Page 67, Register's Office for Davidson County, Tennessee (Said Deed incorrectly spelled Irwin as Erwin). Bridget M. Berman died on September 27, 2015, leaving Irwin Elliott Berman as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
c. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Book 11585, Page 234, Register's Office for Davidson County.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2126 Old Hickory Boulevard, Nashville, TN 37215.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 6 day of November 2024.

Irwin Elliott Berman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Irwin Elliott Berman, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of November, 2024.

Notary Signature
My commission expires: 10-21-28

A. HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 24-58
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 November 6, 2024.

Affiant Signature

11/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

