WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES MARCH 23, 2027

Karen Johnson
Batch # 1232585
01/31/2025 10 42 23 AM
Fees $13 00 Taxes $4,532 50

Davidson County
DEEDWARR
2 pgs

20250131-0007471

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)
Michael G. Curcio and Mary Katherine Curcio	**NEW OWNER**	
(NAME) **1509-A Woodmont Boulevard**	(NAME) **1509-A Woodmont Boulevard**	**117-12-1D-001.00-CO**
(ADDRESS) **Nashville, TN 37215-1631**	(ADDRESS) **Nashville, TN 37215**	
(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 **MICHAEL G. CURCIO AND WIFE, MARY KATHERINE CURCIO,** 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 No A on the Plan of FifteenThousandNine Woodmont Boulevard, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for FifteenThousandNine Woodmont Boulevard, a Horizontal Property Regime with Private Elements, at Instrument No. 20211015-0138907, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cream City Development LLC, a Tennessee Limited Liability Company by Warranty Deed from John Braswell, Trustee and Leigh Ann Braswell, Trustee of the John and Leigh Ann Braswell Trust dated December 20, 2019 of record in Instrument No. 20210428-0056942 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211015-0138907, Register's Office for Davidson County, Tennessee.
- Charter of The FifteenThousandNine Woodmont Boulevard Homeowners' Association, Inc. of record in Instrument Number 20211025-0143400, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 833, Page 127, Book 1001, Page 308, Book 1003, Page 511, and Book 1023, Page 407, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509-A Woodmont Boulevard, Nashville, Tennessee 37215-1631**.

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 30th DAY OF JANUARY, 2025

Cream City Development, LLC

BY _____
Josh Hellmer
Sole 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 SOLE MEMBER of CREAM CITY DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th of January, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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