WARRANTY DEED

Karen Johnson
Batch # 1238785
02/20/2025 11 18 14 AM
Fees $13 00 Taxes $2,719 50

Davidson County
DEEDWARR
2 pgs

20250220-0012195

#17510

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$735,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/28

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cream City Development, LLC	NEW OWNER	04315016100 04315016200 04315016400
(NAME)	(NAME)	
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 ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ADS of South Florida LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cream City Development, LLC** 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

Parcel 1 04315016100
118 E Old Hickory Blvd Madison TN 37115

Land In Davidson County, Tennessee, being Lots Nos 20, 21 and the east one-half of Lot No 19, Block "A", Anderson Subdivison on Old Hickory Boulevard, of record in Book 974, page 36 and 37, Register's Office for Davidson County, Tennessee Said Lots and part of said Lot adjoins and front together 62 5 feet on the southerly side of Old Hickory Boulevard and extends back 132 1 feet on the easterly line and 130 feet more or less, on the westerly line to a line in the rear measuring 62.5 feet thereon

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument NO 20211021-0141392, Register's Office for Davidson County, Tennessee

Parcel 2 04315016200
1120 E Old Hickory Blvd Madison TN 37115

BEING Lot No 1 on the Plan of Brown Subdivision, of record in Instrument NO 20010515-0049852, Register's office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No 20120927-0088141, Register's Office for Davidson County, Tennessee

Parcel 3 04315016400
1122 E Old Hickory Blvd Madison TN 37115

Land in Davidson County, Tennessee, being Lot No 2 of Brown Subdivision, as of record in Instrument NO

20010515-0049852, a Revision of Plat Book 974, page 36 and 37, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument NO 20140610-0050402, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 1118 E Old Hickory Blvd, Madison, TN 37115
1120 E Old Hickory Blvd, Madison, TN 37115
1122 E Old Hickory Blvd, Madison, TN 37115

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 5th day of February, 2025

ADS of South Florida, LLC

By _____ attorney
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ad who, upon oath, acknowledged himself to be Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as Authorized Agent

WITNESS my hand and seal this 5th day of February, 2025

_____
Notary Public
My Commission Expires 10/21/28

File No 17510

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY