QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 20 25

Notary Public

MY COMMISSION EXPIRES 11-3-25 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-CCD-25-1222-1224-63

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)
Wilson+ Sons Land Management LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **4570 Clarksville Pike,**	(NAME) Karen Johnson Davidson County Batch # 1245540 DEEDQC 03/10/2025 03 06 52 PM 2 pgs Fees $13 00 Taxes $1,332 00 20250310-0018004	**10504026500 10504026600 10504027100**
(ADDRESS) **Nashville, TN 37218**		
(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), by these presents do/does hereby convey, assign and quitclaim unto **WILSON+ SONS LAND MANAGEMENT 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:

1222 Lewis St., Nashville, TN 37210

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Old Fairgrounds Plan of Lots of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, and further described as follows.

Beginning at the southeast corner of Lewis, formerly East Hill Street, and thence with the southerly margin of Stanley Street, easterly 155 feet to T A Turner's northwest corner, thence with his westerly line, southerly 53 feet, thence westerly parallel with Stanley Street, 155 feet to the easterly margin of Lewis Street, thence with the easterly margin of said street, northerly 53 feet to the beginning

Being the same property conveyed to Cream City Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Marcie Sweet, unmarried of record in Instrument No 20240612-0044108, Register's Office for Davidson County, Tennessee.

1224 Lewis St., Nashville, TN 37210

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of the Old Fair Grounds plat fronting 58 feet on East Hill Street (now known as Lewis Street) and measuring back the full depth of said Lot No 23 The Plan of the Old Fair Grounds is of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description

Being the same property conveyed to Cream City Development by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20200626-0069478, Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 26, 2020

63 N Hill St., Nashville, TN 37210

Land in Davidson County, Tennessee, being Lot No 23, on the Old Fairgrounds Plan of Lots, as of record in Book 21, Page 116, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the Southerly margin of North Hill Street at a point 155 feet East of the Easterly margin of East Hill Street, thence Southwardly and parallel with the Easterly margin of said East Hill Street 53 feet; thence Eastwardly and parallel with the Southerly margin of said North Hill Street 150 feet; thence Northwardly 53 feet to the Southerly margin of said North Hill Street, thence with same Westwardly 150 feet to the beginning.

Being the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company by Warranty Deed from Jane A. Dowden, an unmarried woman, Jennifer D Burritt, a married woman, and Jane D. Dowden, an unmarried woman, of record in Instrument No 2020116-0130780, in the Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on November 6, 2020.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **1222 Lewis St, 1224 Lewis St., & 63 N Hill, Nashville, Tennessee 37210**

Witness my/our hand(s) this the 5 day of March, 20 25

Cream City Development, LLC

BY: _____
Josh Hellmer
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 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 5th day of March, 2025.

_____
Notary Public

My Commission Expires

03-16-26

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