Karen Johnson
Batch # 1245880
03/11/2025 02 21 10 PM
Fees $13 00 Taxes $2,220 00
Davidson County
DEEDWARR
2 pgs
20250311-0018436

**Prepared by ~~and Return to:~~**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-CC-25-5412

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 600,000 00

Affiant

Subscribed and Sworn before me this 3 day of February, 2025.

Notary Public
My commission expires 5-5-25

KAITH JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE | TAX INFORMATION |
|---|---|---|
| Cream City Development LLC<br>6420 Johnson Chapel Road<br>Brentwood, TN 37027 | SAME AS<br>New Owner | 160-09-0-002 00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wilfred L. Thornthwaite and Carrie H. Thornthwaite, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cream City Development LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee

*BEING LOT NO 85 ON THE PLAT OF OAK HILL ESTATES, SECTION 2, OF RECORD IN BOOK 4460, PAGES 36, 37, 38, REGISTER'S OFFICE FOR SAID COUNTY*

*SAID LOT NO 85 FRONTS 222 0 FEET ON THE NORTHWESTERLY MARGIN OF FOREST ACRES DRIVE AND EXTENDS BACK 330 59 FEET ON THE SOUTHWESTERLY LINE AND 326 55 FEET ON THE NORTHEASTERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES 222 0 FEET*

*BEING THE SAME PROPERTY CONVEYED TO WILFRED L THORNTHWAITE AND WIFE, CARRIE H THORNTHWAITE BY DEED FROM J E ADAMS DATED 03/01/1976 OF RECORD IN BOOK 5001, PAGE 128, RECORDED ON 03/01/1976 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE*

This is [ X ] improved [ ] unimproved property known as 5412 Forest Acres Drive, Nashville, TN 37220

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 27th day of February , 2025.

Wilfred L. Thornthwaite

Carrie H. Thornthwaite

STATE OF TENNESSEE
COUNTY OF [redacted] Davidson

On this 27th day of February, 2025, before me personally appeared Wilfred L Thornthwaite and Carrie H Thornthwaite, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2025

Notary Signature
My commission expires: May 8, 2028

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 8, 2028