QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

W-CC-25-1118-1120-1122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 03.20.28 (AFFIX SEAL)

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)
Premier Real Estate Development & Investments Group, LLC, A Tennessee Limited Liability Company	**NEW OWNER**	
(NAME) **4088 Barnes Cove Dr,**	(NAME)	**04315016100**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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 **PREMIER REAL ESTATE DEVELOPMENT & INVESTMENTS GROUP, 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:

Land in Davidson County, Tennessee being Lot Nos. 20 and 21 and the east one-half of Lot 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, Page 36 and 37, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cream City Development, LLC by Warranty Deed from ADS of South Florida, LLC or record in Instrument No. 20250220-0012195, Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **1118 Old Hickory Blvd, Madison, Tennessee 37115**.

Karen Johnson
Batch # 1265979
04/30/2025 11:27:15 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250430-0033332

Witness my/our hand(s) this the 28 day of APRIL, 2025.

Cream City Development, LLC

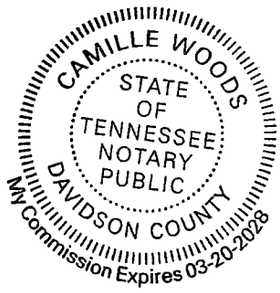
BY: _____
Josh Hellmer
Sole Member

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 25th of April, 2025.

_____
Notary Public
My Commission Expires: 03-20-28
(SEAL)



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