WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

W-ELAM-25-9066

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)
Cream City Development, LLC	**NEW OWNER**	
(NAME)	(NAME)	
6420 Johnson Chapel Road		**168-00-0-037 00 AND 168-00-0-038 00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **PEGGY PRICE SEARS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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

TRACT I:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Beginning at a point on the northerly margin of State Highway No 100, being in Kenneth McPherson's line, thence with McPherson's line, North 1° East 322-2/3 feet to a stake, thence North 88° East 135 feet to a stake, thence South 1° West 322-2/3 feet to a stake in the north margin of State Highway No 100, thence with the margin of the same, South 85° West 135 feet to the beginning, containing 1 acre, more or less

TRACT II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Beginning at a stake on the North margin of State Highway No 100, at the northeast corner of a bridge, thence North 1° East 322-2/3 feet to a stake, thence South 85° West 135 feet to a stake, thence South 1° West 322-2/3 feet to a stake in the North margin of State Highway No 100, being 135 feet East from Kenneth McPherson's line, thence with the margin of said Highway, North 85° East 135 feet to the beginning, containing 1 acre, more or less

TRACT I:
Being the same property conveyed to Walter E Sears and wife, Peggy Price Sears by Warranty Deed from P B Kinnie and wife, Frances Kinnie, dated April 15, 1954, recorded May 3, 1954, of record in Book 2276, Page 596, in the Register's Office for Davidson County, Tennessee

The said Walter E Sears having died on October 15, 2019, vesting Peggy Price Sears as surviving tenant by the entirety

TRACT II:
Being the same property conveyed to Walter E Sears and wife, Peggy Price Sears by Warranty Deed from W R Price ad wife, Mollie Price, dated January 12, 1957, recorded March 6, 1957, of record in Book 2640, Page 49, in the Register's Office for Davidson County, Tennessee

The said Walter E Sears having died on October 15, 2019, vesting Peggie Price Sears as surviving tenant by the entirety

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1276297 **DEEDWARR**
05/22/2025 10 01 09 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20250522-0040311

This is **improved** property known as **9066 Highway 100 and 0 Highway 100, Nashville, Tennessee 37221**

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 20th DAY OF MAY, 2025

Peggy Price Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY PRICE SEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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