QUITCLAIM DEED

Karen Johnson
Batch # 1329908
10/03/2025 10 42 42 AM
Fees $12 00 Taxes $0 00
20251003-0078990

Davidson County
DEEDWARR
2 pgs

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

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 30 DAY OF OCT., 2025

Notary Public

MY COMMISSION EXPIRES

(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)
OHB Property Group, GP, a Tennessee General Partnership	**SAME AS NEW OWNER**	
(NAME) **6420 Johnson Chapel Road,**	(NAME)	**158-00-0-016 00**
(ADDRESS) **Brentwood, TN 37027**	(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 **OHB PROPERTY GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP** 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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 6 on the Map of J F Wallace Subdivision of a 19 5 acre tract described according to a copy of a survey thereof made by Watkins & Murray, surveyor, November 29, 1948, as follows·

Beginning at a point in the centerline of Old Hickory Boulevard, 628 feet west of the centerline of the Hillsboro Road, being the corner of Tract Nos 5 and 6, thence with the east line of Tract No. 6 along the west line of Tract Nos 1, 2, 3 and 5, N 19° E 815 feet to the centerline of Otter Creek, thence with the centerline of the same, S 72° 30' W, 146 feet, S 43° 30' W 80 feet to a corner of Lot No 7, thence with the line between Lots 6 and 7, S 19° W 665 feet more or less to the centerline of Old Hickory Boulevard, thence with the centerline of the same, S 75° 20' E, 150 feet to the point of beginning

THE FOLLOWING DESCRIBED PROPERTY IS CONTAINED IN THE ABOVE LEGAL DESCRIPTION BUT IS SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE AS IT WAS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 11400, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Beginning at the point of intersection of the existing north margin of SR, 254 and the east boundary of the Clifton B Chunn, Jr property, said point of intersection being 29 41 feet left of SR 254 proposed centerline station 192+23 54, thence with said east boundary north 23 degrees, 26 minutes, 39 seconds east 10 70 feet to a point, said point being 40 08 feet left of SR 254 proposed centerline station 192+24 33, thence with the proposed north margin of said road south 73 degrees, 01 minutes, 07 seconds east 150 53 feet to a point, said point being 45 68 feet left of SR 254 proposed centerline station 193+74 75, thence with the west boundary of the Forest Hills Baptist Church property south 23 degrees, 26 minutes, 39 seconds west 16 31 feet to a point, said point being 29 41 feet left of SR 254 proposed centerline station 193+73 54, thence with said existing margin westerly 150 feet more or less to the point of beginning, containing 2020 square feet

Being the same property conveyed to Cream City Development, LLC, a Tennessee limited liability company by Warranty Deed from Irwin Elliott Berman, unmarried, dated November 14, 2024 and recorded November 14, 2024 in Instrument No 20241114-0088987, Register's Office of 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 **unimproved** property known as **2126 Old Hickory Blvd., Nashville, Tennessee 37215**

Witness my/our hand(s) this the 30th day of September, 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 to be the Sole Member of Cream City Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th day of September, 2025

_____
Notary Public

My Commission Expires

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

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