THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34733-1 / Box #14

Karen Johnson Davidson County
Batch# 681842 DEEDWARR
07/22/2021 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20210722-0098728

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Firefly Spirit, LLC ATTN: Lindsay Vaughn 2818 Azalea Place Nashville, TN 37204	New Owner	11807013800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Clifford Wight** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Firefly Spirit, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot Number 11, Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
>
> BEING all of the same property conveyed to Francis Kowalski, a single person, by Deed dated June 9, 1999 from Larry W. Morton and wife, Anna J. Morton, of record in Book 11524, Page 589, Register's Office for Davidson County, Tennessee. The property was further conveyed to Francis Kowalski, a single person and Clifford Wight, a single person by Quitclaim Deed dated July 22, 2004 from Francis Kowalski, a single person, of record in Instrument No. 20040723-0088361, said Register's Office and further conveyed to Clifford Wight, a single person by Quitclaim Deed dated July 22, 2004 from Francis Kowalski, a single person, and Clifford Wight, a single person, of record in Instrument No. 20040806-0095082, said Register's Office.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of July, 2021.

Clifford Wight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clifford Wight, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of July, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Lindsay Erin Vaughn
Affiant

Subscribed and sworn to before me this
19th day of July, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 11807013800. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

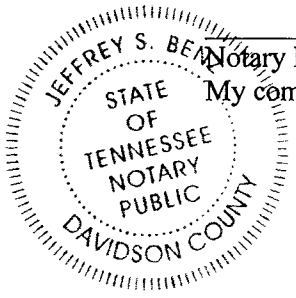
4. Sanitary Sewers and /or Storm Drainage Easement, of record in Book 4611, Page 137, said Register's Office.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Andrew T. Wood, Esq.
Date: July 20, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of July, 2021.



Notary Public
My commission expires: July 3, 2023