THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215
File No. 211138305

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 767401 DEEDQC
12/03/2021 12:16:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0160690

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public
My Commission Expires:

VIRGINIA DESJARDAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle Gilliam 2860 Sugartree Road Nashville, TN 37215	**New Owner**	117 09 0 082.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Firefly Funding Flips, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Danielle Gilliam, unmarried,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Woodmont Estate, Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Firefly Funding Flips, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jonathan W. Hamilton, unmarried, of record in Instrument No. 20210316-0034600, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2021.

Firefly Funding Flips, LLC

BY: _____
Johnna C. Scott, Manager/Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnna C. Scott, with whom I am personally acquainted, and who acknowledged herself to be the Manager and sole Member of Firefly Funding Flips, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Manager/Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Manager/Member.

Witness my hand and official seal at office, this 29th day of November, 2021.

_____
Notary Public
My Commission Expires: _____

