Karen Johnson Davidson County
Batch# 1042481 DEEDWARRSP
08/24/2023 03:47:30 PM 5 pgs
Fees: $28.00 Taxes: $7,770.00
20230824-0066411

This instrument prepared by: Talbott P. Ottinger, Esq. Ottinger Law Group, PLLC 2001 Warfield Drive, Suite 201 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00. Bainbridge Dillon Affiant Subscribed and sworn to before me this 24th day of August, 2023. Notary Public E Allyn My Commission Expires:

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Old Town Trolley Tours of Nashville Inc. P.O. Box 1237 Key West, FL 33041 Attn: Historic Tours of America – Fred Varela	Same as New Owner	09400016600

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Volunteer Electric Inc.,** a Tennessee corporation (the "**Grantor**"), has bargained and sold, and does hereby transfer and convey to Old Town Trolley Tours of Nashville, Inc., a Tennessee corporation ("**Grantee**"), Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "**Property**").

This is improved property known as **114 Spence Lane, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of August 24, 2023.

SELLERS:

Volunteer Electric Inc.,
a Tennessee corporation

By: _____
Michael Shane Pruitt
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Michael Shane Pruitt**, 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 himself to be the President of **Volunteer Electric Inc.,** a Tennessee corporation, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 03-09-2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A

THE PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 13A ON THE PLAN OF THE SECOND RESUBDIVISION, SECTION FIFTEEN, RIVER HILLS INDUSTRIAL PARK, OF RECORD IN BOOK 5800, PAGE 5, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VOLUNTEER ELECTRIC, INC., A TENNESSEE CORPORATION, BY DEED FROM THOMAS C. SCOTT, TRUSTEE, OF RECORD IN BOOK 7728, PAGE 926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 5800, Page 5, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 08/24/2023

Bainbridge Dillion
Affiant Signature

Date: 8/24/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 th day of August, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 08/24/2023

Notary's Seal

