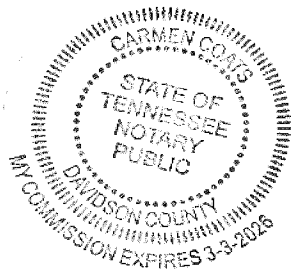
Karen Johnson Davidson County
Batch# 1070823 DEEDWARRSP
11/13/2023 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $2,479.00
20231113-0088220

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $670,000.00. Affiant Subscribed and sworn to before me, this the 9th day of November, 2023. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC (DGL)
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number:
2206 Austin Ave. Nashville, Tennessee 37210	*New Owner*	119-01-0-345.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GILLY HUTS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DARK GLASS HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2206 Austin Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 9th day of November, 2023.

GRANTOR:

GILLY HUTS, LLC,
a Tennessee limited liability company

By: _____
Amy Lucile Clithero-Gill, Member

By: _____
Jeremy Gill, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Lucile Clithero-Gill and Jeremy Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Gilly Huts LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of November 2023.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

4891-1184-4750, v. 1

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Re-Subdivision of Lots 45 and 46 on the W.G. Thuss Addition to Nolensville Pike of record in Instrument No. 20180213-0014391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gill Design and Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Chris Crimmins, unmarried, of record in Instrument No. 20171109-0115772, Register's Office for Davidson County, Tennessee, dated November 6, 2017 and recorded on November 9, 2017.

Being the same property conveyed to Gilly Huts, LLC, a Tennessee limited liability company, by Quitclaim Deed from Gill Design & Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20181128-0116191, Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 28, 2018.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20180213-0014391, Register's Office for Davidson County, Tennessee (the "Register's Office").

3. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180427-0039769, said Register's Office.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 copy of the original document executed and authenticated according to law on November 9, 2023 (date of document).

Affiant Signature

November 13, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of November, 2023

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 7-7-25