WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Firstsight Fireworks Trust	NEW OWNER	187-00-0-033.00
(NAME)	(NAME)	
6598 Burkitt Road		187-00-0-074.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Lynn Warren Tice Drinkworth, Trustee of the Lynn Warren Tice Drinkworth Living Trust dated June 24, 2024,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sussan Phillips Harshbarger, Trustee of the Firstsight Fireworks Trust dated June 10, 2025**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: LAND in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 on a survey made by Donald W. Fortner on December 11, 1971.

BEGINNING at a point in the northerly margin of Burkett Road, said point being 342.50 West from the common front corner of Lots 4 and 5 in said survey; thence, North 7 degrees 0 minutes East 770.00 feet to a point; thence, South 85 degrees 47 minutes East 171.25 feet to a point; thence, South 7 degrees 0 minutes West 770.00 feet to a point in the northerly margin of Burkett Road; thence, with the margin of said road North 85 degrees 47 minutes West 171.25 feet to the point of beginning, containing 3.0 acres.

TRACT II: LAND in the 5th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of the Resubdivision of Lot Nos. 1 through 7, of the Charlie C. Bonds property, not of record, and described according to a survey made by Donald W. Fortner, Surveyor, dated March 20, 1975, as follows:

BEGINNING at a point North 07 degrees 00' East 770 feet from the northerly margin of Burkett Road, said point being the common corner of Lot Nos. 3, 4 and 11, as shown in said survey mentioned above; thence, North 07 degrees 27' East 987.58 feet to a point; thence, South 84 degrees 02' West 171.25 feet to a point; thence, South 07 degrees 27' West 993.46 feet to a point; thence, South 85 degrees 47' East 171.25 feet to the point of BEGINNING.

Being the same property conveyed to Charles W. Drinkworth and Lynn W. Drinkworth, husband and wife by Warranty Deed from Phil E. Quinn and Nancy A. Quinn, husband and wife, dated 06/06/2005, of record in Instrument 200506100066490, Register's Office for Davidson County, Tennessee.

The said Charles W. Drinkworth died on 07/03/2023, leaving the said Lynn W. Drinkworth the sole surviving tenant by the entirety.

Being the same property conveyed to Lynn Warren Tice Drinkworth Living Trust U/A dated 06/24/2023 by Quitclaim Deed from Lynn Drinkworth, dated 06/24/2024, of record in Instrument 202407010049040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1284355 DEEDWARR
06/13/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20250613-0046267

202506130046267

unimproved ☐

This is improved ☒ 6598 Burkitt Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 10th day of June, 2025.

THE LYNN WARREN TICE DRINKWORTH LIVING TRUST

Lynn Warren Tice Drinkworth Trustee

Lynn Warren Tice Drinkworth, Trustee

State of Tennessee
County of ~~Wilson~~ Robertson
KW

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lynn Warren Tice Drinkworth, Trustee of The Lynn Warren Tice Drinkworth Living Trust dated June 24, 2024,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Trustee of The Lynn Warren Tice Drinkworth Living Trust dated June 24, 2024,** and that he/she being authorized so to do, executed the foregoing instrument by signing in the name of the Trust for the purposes therein contained.

Witness my hand and Official seal this 10th day of June, 2025.

Kimberly Kronick-Worrall

Notary Public:

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202506130046267

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/10/2025.

Affiant Signature

6/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202506130046267