Karen Johnson Davidson County
Batch# 1309971 DEEDWARR
08/13/2025 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20250813-0064604

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $750,000.00 Affiant Subscribed and sworn to before me This 8 day of August, 2025. Notary Public My Commission Expires: 1.24.29

STATE OF TENNESSEE NOTARY PUBLIC
JOSEPHINE REBECCA CLARK
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Whippoorwill, LLC 10380 Summit View Drive, Park City, UT 84060	**New Owner**	**029 00 0 293.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Clem and wife, Nancy Clem,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Whippoorwill, LLC, a Utah Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

> **Beginning at a telephone pole in the northwestern margin of the U.S. Highway 31-A, corner of Service Station Lot; thence with the northwesterly line of said Service Station Lot, N 48 deg. 50' E 201.7 feet to an iron pin; thence S 30 deg. 22' E 244.8 feet to an iron pin; thence S 17 def. 00' W 230 feet to a telephone pole in the northeasterly margin of said U.S. Highway 41-A; thence with said margin of said Highway Right-of-Way, N 38 deg. 16' W 197.67 feet to a telephone pole, and N 31 deg. 19' W 167 feet to the beginning.**

Being the same property conveyed to Michael J. Clean and wife, Nancy L. Clem by Quitclaim Deed from DLJC Properties, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20211101-0146165, Register's Office for Davidson County, Tennessee.

This is an improved real property commonly known as 5850 Clarksville Pike, Joelton, TN 37080.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2025 Taxes for Davidson County, a lien, not yet due and payable.
3. Any and all matters according to a survey by W.S. Cooper, Surveyor, dated September 7, 1968.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 8 day of August, 2025

By: Michael Clem

By: Nancy Clem

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 8 day of August, in the year 2025, before me the undersigned, Michael Clem personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 8 day of August, 2025.

Josephine R Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 8 day of August, in the year 2025, before me the undersigned, Nancy Clem personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 8 day of August, 2025.

Josephine R Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 Aug. 8, 2025.

AFFIANT SIGNATURE

Aug. 8, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 8 day of August, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029