Karen Johnson Davidson County
Batch# 1372681 DEEDWARR
01/22/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260122-0005504

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lindi Kathryn Miller	**New Owner**	**081-06-0-448.00**
2305 Saint Louis Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Firefly Property Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindi Kathryn Miller, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Subdivision of part of the Nichol Property of record in Book 2, Page 49, Chancery Court in Nashville, Davidson County, Tennessee, 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 all of the property conveyed to Firefly Property Group, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240419-0028269, Register's Office for Davidson County, Tennessee, dated April 18, 2024. And being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Deloris J. Allen and Carolyn Ann Thomas dated April 18, 2024 and filed of record in Instrument No. 20240419-0028199 Register's Office for Davidson County, Tennessee. And being the same property conveyed to Deloris J. Allen and Carolyn Ann Thomas by Warranty deed from Kenneth R. Woodroof and wife, Dorothy J. Woodroof, dated September 30, 1985, of record in Book 6690, page 341, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2, Page 49, Chancery Court, Register's Office for Davidson, Tennessee
c. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 2305 Saint Louis Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 20th day of January, 2026.

Firefly Property Group LLC, a Tennessee Limited Liability Company

By: Suzanne Barrick, Member
Suzanne Barrick, Member

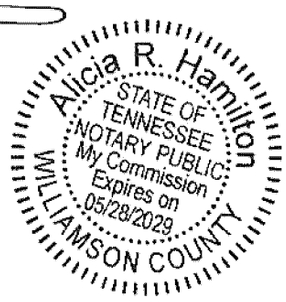
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Suzanne Barrick, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signor (or other officer authorized to execute the instrument) Firefly Property Group LLC, the within named bargainor, a Tennessee limited liability company, and that Suzanne Barrick, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Signor.

Witness my hand and seal, at office, this 20th day of January, 2026.

Notary Signature

My commission expires:



RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-576**

Certificate of Authenticity

I, Alli Pinkston, 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 **January 20, 2026**.

Date

Alli P

Affiant Signature

1/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County