Karen Johnson Davidson County
Batch# 1100672 DEEDWARR
02/13/2024 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20240213-0010085

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me this 13 day of February, 2024.

Notary Public
My commission expires: 11/21/27

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Spark Group, LLC 1530 Bledsoe Ln. Franklin, TN 37067	Spark Group, LLC Attn: Sridhar Karra 1530 Bledsoe Ln. Franklin, TN 37067	104-02-0A-011-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul Ross, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Spark Group, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 11 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200 Page 503, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6045 Page 173, amended in Book 11237 Page 290, said Register's Office.

Being the same property conveyed to Lisa H. Morrow, unmarried by deed from Alice R. Fitzgibbon, unmarried, of record in Instrument No. 20120808-0070675, Register's Office for Davidson County, Tennessee, and dated August 6, 2012. Lisa H. Morrow conveyed her interest to Lisa H. Morrow and Paul Ross, each a fifty percent (50%) undivided interest by Quitclaim Deed of record in Instrument No. 20140604-0048617, Register's Office for Davidson County,

Tennessee, and dated May 28, 2014. Lisa H. Morrow died on February 20, 2017, leaving Paul Ross as surviving tenant.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Acklen Place of record in Book 5200 Page 503 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 6045, Page 173 and amended in Book 11237 Page 290 in the official records of the Davidson County Register of Deeds.

4. By-Laws of record in Book 7011 Page 177, Register's Office for Davidson County, Tennessee.

5. Charter of Acklen Place Inc. of record in Book 6053 Page 803, Register's Office for Davidson County, Tennessee.

This property is improved property known as 201 Acklen Park Drive, #11, Nashville, TN 37203

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of February, 2024.

Paul Ross

STATE OF MA
COUNTY OF Barnstable

On this 8th day of February, 2024, before me personally appeared Paul Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of February, 2024.

Notary Signature
My commission expires:

PATRICIA J ERICKSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 15, 2028

I, Sheri Engel, 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 this 8th day of February, 2024

Sheri Engel

Dated 2/13/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of February, 2024

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL