RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1144533
06/07/2024 10:17:27 AM
Fees: $18.00 Taxes: $8,378.55

Davidson County
DEEDWARR
3 pgs

20240607-0042767

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,264,472.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 5th
(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-83

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
J. Bradford Currie and Laura Currie	New Owner	103 08 0O 005.00
(NAME)	(NAME)	
4601 Sloan Road #3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sparkle Box LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **J. Bradford Currie, and Laura Currie, Husband and Wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law the (**" Permitted Exceptions**")

This is improved property located at 4601 Sloan Road, #3, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and

binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantee acknowledges and agrees that the Property is subject to that certain Amendment No 2 To Declaration of Covenants, Conditions and Restrictions for Westlaw & Sloan a Planned Unit Development, of record as Instrument No 20240607-0042756, Register's Office for Davidson County, Tennessee, as amended by the Declaration of Covenants, Conditions and Restrictions for Westlaw & Sloan, of record as Instrument No.20191028-0110518, said Register's Office, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 3rd day of June, 2024.

GRANTOR:

Sparkle Box LLC, a Tennessee Limited Liability Company

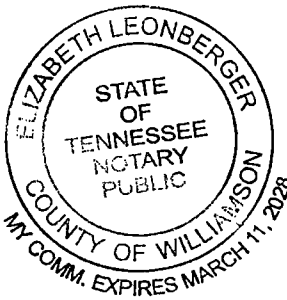
By: PHOENIX PROPERTY HOLDINGS, LLC, a Tennessee limited liability company
By: _____
Giachery Lizarraga

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Giachery Lizarraga 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 the Authorized Representative of Sparkle Box LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as Authorized Representative of the Limited Liability Company.

WITNESS my hand, at office, this _5th_ day of June, 2024.



_____
Notary Public

My Commission Expires: 3.11.28

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit 5, as shown in the Declaration of Covenants, Conditions and Restrictions for WESTLAWN & SLOAN of record in Instrument Number 20191028-0110518 as Assignment of Developer's rights recorded in Instrument No. 20200618-0064767 and Amended in Instrument No. 20200618-0064768, 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 Sparkle Box, LLC, a Tennessee limited liability company, by Warranty Deed from LL&E Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20191104-0113754, in the Register's Office of Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.