Karen Johnson Davidson County
Batch# 1278222 AFFIDAVIT
05/27/2025 03:49:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250527-0041541

This instrument prepared by:
Jacob R. White, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE)
)ss.
COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

(RE: Quitclaim Deed of record at Instrument No. 20241230-0100983, Register's Office for Davidson County, Tennessee)

COMES NOW, JACOB R. WHITE, ESQ., and states on oath the following:

1. That as an attorney, I prepared a Quitclaim Deed of record at Instrument No. 20241230-0100983, Register's Office for Davidson County, Tennessee.

2. That the legal description shown on Exhibit "A" to said Quitclaim Deed contains an incorrect legal description.

3. That the correct legal description for the conveyed property intended to be attached to the Quitclaim Deed described above, is attached hereto as Exhibit "A".

4. That this affidavit is made of my personal knowledge and given to correct the above-described error.

[THIS SPACE INTENTIONALLY LEFT BLANK, SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

In witness whereof, this affidavit is executed this the 23rd day of May, 2025.

Jacob R. White, ESQ.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named JACOB R. WHITE, ESQ., with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of May, 2025.

Laura Allison
Notary Public



Exhibit A

Parcel 1:

Land in Davidson County, Tennessee, being Unit 1, Unit 2, Unit 3 and Unit 4, as shown in the Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan of record in Instrument Number 20191028-0110518, 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 from LL&E Holdings, LLC, a Tennessee limited liability company by Warranty Deed dated October 31, 2019 and recorded November 4, 2019 as Instrument No: 20191104-0113754 in the Registers Office, Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Lot Nos, 11 and 12 on the Plan Showing Subdivision of the eastern part of Warren B. Sloan's Whitworth Tract and Part of Lot No. 341 in West Lane Subdivision, also part of a 50 Strip in the rear Lot Nos. 10, 11 and 12 not of record, described according to a survey made by George W. Watkins Surveyor, March 12, 1953, as follows:

Beginning on the southerly margin of Sloan Avenue at an iron pin 193.5 feet southwest of the southerly margin of West Lawn Drive, being the southwest corner of the property conveyed to A. Wesley Dixson and wife, by Deed from Laney Stiles Rice, of record in Book 2012, Page 222, Register's Office for said County; thence with the southeasterly margin of Sloan Avenue southwestwardly 60 feet to the northwest corner of the property conveyed to Otis L Haygood and wife by Deed from C. E. Francis and wife, of record in Book 2139, Page 203, said Register's Office; thence with the northeasterly line of said Haygood Property, South 48 degrees East, 256.8 feet; thence North 1 degree East 83.9 feet to an iron pine; the southeast southwesterly line of said Dixon property North 48 degrees West 204 feet to the beginning.

Being the same property conveyed to Sparkle Box, LLC from Sara E. Keyes, a married woman, by Warranty Deed dated as February 4, 2020 and recorded February 19, 2020 as Instrument No: 20200219-0018557 in the Registers Office, Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1221223 DEEDQC
12/30/2024 11:16:30 AM 4 pgs
Fees: $42.00 Taxes: $0.00
20241230-0100983

This Instrument Prepared by:
Jacob R. White
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF MICHIGAN)
COUNTY OF INGHAM)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me on this the 30th day of December, 2024.

AMY M CUMBOW
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
MY COMMISSION EXPIRES MARCH 14, 2029
ACTING IN THE COUNTY OF Ingham

Notary Public

My Commission expires: 03/14/2029

Notarized remotely online using communication technology via Proof.

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Devon Gundry 143 Calvert Ct. Piedmont, CA 94611	Same as Owner	103080O00100CO 103080O00200CO 103080O00300CO 103080O00400CO 103080S00100CO 103080S00200CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **SPARKLE BOX, LLC**, a Tennessee limited liability ("Grantor"), does hereby quitclaim and convey unto **SPARKLE BOX, LLC**, a Tennessee limited liability, **with a 66.67% undivided interest**, and **Devon Gundry**, an individual, **with a 33.33% undivided interest**, as Tenants in Common ("Grantees"), all of its right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this document to be effective as of December 30, 2024.

GRANTOR:

Sparkle Box, LLC
A Tennessee limited liability company

By: Giachery Lizarraga
Name: Giachery Lizarraga
Title: Authorized Signatory

State of Michigan)
County of Ingham)

On December 30, 2024 before me, AMY M CUMBOW, (here insert name of the officer), Notary Public, personally appeared Giachery Lizarraga, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

AMY M CUMBOW
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
MY COMMISSION EXPIRES MARCH 14, 2029
ACTING IN THE COUNTY OF Ingham

Notarized remotely online using communication technology via Proof.

EXHIBIT A

DESCRIPTION OF PROPERTY

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Tennessee Certification of Electronic Document

I, Deirdriu Coffman, 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 December 30, 2024 (date of document).

Deirdriu Coffman
Affiant Signature

December 30 2024
Date

State of Tennessee

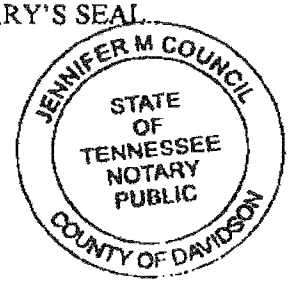
County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Mia Romero, 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 May 23, 2025.

Mia Romero

May 27, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025.

Laura Allison

Notary's Signature

MY COMMISSION EXPIRES:

3-6-2029

NOTARY'S SEAL

