WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,119,470 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026 (AFFIX SEAL)

Karen Johnson
Batch # 1297604
07/14/2025 03 37 05 PM
Fees $23 00 Taxes $7,842 04

Davidson County
DEEDWARR
4 pgs

20250714-0055408

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bruce A Brandes and Kelly A Brandes	**Same As New Owner**	
(NAME)	(NAME)	
4409 Westlawn Drive		**103-08-0O-004 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPARKLE BOX LLC AND DEVON GUNDRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE A BRANDES AND KELLY A BRANDES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being 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 a portion of 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 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019

Being a portion of the same property conveyed to Sparkle Box, LLC, a Tennessee limited liability company, with a 66 67% undivided interest and Devon Gundry, with a 33 33% undivided interest by Quitclaim Deed from Sparkle Box, LLC, a Tennessee limited liability company as of record in Instrument No 20241230-0100983, Register's Office for Davidson County, Tennessee

**Said property is not the primary residence of Devon Gundry

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan of record in Instrument Number 20191028-0110518 and amended in Instrument Number 20200618-0064768 as further amended in Instrument No 20240607-0042756, Register's Office for Davidson County, Tennessee
- Assignment of Developer's Rights Under Declaration of Covenants, Conditions and Restrictions for Westlawn & Sloan of record in Instrument Number 20200618-0064767, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200811-0089404, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4409 Westlawn Drive, Nashville, Tennessee 37209**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JULY, 2025

Sparkle Box LLC

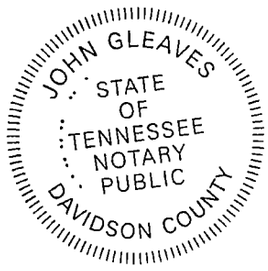
BY._____
Giachery Lizarraga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIACHERY LIZARRAGA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNATORY of SPARKLE BOX LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNATORY of executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 9th of July, 2025.

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)



Witness my/our hand(s) this the10th DAY OF JULY, 2025.

Devon Gundry
Devon Gundry

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVON GUNDRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the10thof July, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 July 10, 2025 and July 9

Affiant Signature

July 14, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2025

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires 5/8/28
Date

Notary's Seal (if on paper)