Karen Johnson Davidson County
Batch# 1316590 DEEDWARR
08/29/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250829-0069414

**WARRANTY DEED**

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

File No. CR-25-10701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 7/2/29
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H2A, LLC | New Owner | |
| (NAME) | (NAME) | |
| 1028 Wellmoor Court | 334 North Misson Drive | 114-07-0B-123.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | San Gabriel, CA 91775 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Nicholas M. Spezia, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H2A, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 112 on the Plan of Section Five, Westchase of record in Plat at Instrument No. 20041215-0149127, 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 Nicholas M. Spezia, a single man by Warranty Deed from Michael Spezia and wife, Joyce Spezia of record in Instrument No. 20190830-0088037 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 30, 2019.**

**This is property more commonly known as 1028 Wellmoor Court, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 28th day of August, 2025.

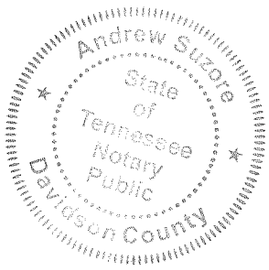
Nicholas M. Spezia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Nicholas M. Spezia, 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 28th day of August, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, A. Scott Hubbard, 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

8/29/25.

Date

A. Scott Hubbard

Affiant Signature

8-29-25

Date

**State of Tennessee**

**County of Williamson**

Sworn to and subscribed before me this 29th day of AUGUST, 2025.

Notary's Signature




My Commission Expires: 7/2/29

Date

Notary's Seal (if on paper)