Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1350953 DEEDWARR
11/26/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20251126-0094383

39-B
File #25-1273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Spollen, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Nozza, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 926 as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for 924 and 926 Warren Street Townhomes of record in Instrument No. 20150611-0055484, 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 Sean Spollen, single by Warranty Deed from Cottage partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150622-0059228, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015. Sean Spollen is now married to Rachel Spollen who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 926 Warren Street, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Gregory Nozza
926 Warren Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT

Please send tax bills to new owner

TAX MAP-PARCEL #:
081-16-0G-002.00

WITNESS THE EXECUTION HEREOF this 21st day of November, 2025.

Sean Spollen

Rachel Spollen

State of Tennessee)
County of Davidson)

On this 21st day of November, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sean Spollen and Rachel Spollen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 715,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of November, 2025.

Notary Public

My Commission Expires: 11-08-28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/21/25 (date of document).

Affiant Signature

11/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26