Karen Johnson Davidson County
Batch# 1355854 DEEDWARR
12/09/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20251209-0097970

Name and Address of New Owner:
Stephen L. Gottlieb and Amelita N. Gottlieb
2717 Noonan Drive
Nashville, TN 37206

Send Tax Statements To:
Primis Mortgage Company
5535 Currituck Drive, Ste. 120
Wilmington, NC 28403

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25111498

Map and Parcel: 083 15 0 104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sparrow Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Stephen L. Gottlieb and Amelita N. Gottlieb, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 121 on the Plan of Fortland Park, Section Two, as of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sparrow Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on April 16, 2025 in Instrument No. 20250416-0028907, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions of Forthland Park ecord in Book 1788, Page 445, Book 2963, Page 612 and Book 3431, Page 127; All matters as set forth per plat of record Book 2900, page 40; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2717 Noonan Drive, Nashville, TN 37206

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 assigns, 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 our hand this 3rd day of December, 2025.

Sparrow Investments, LLC

BY: _____
Lyle Spann, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Lyle Spann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Sparrow Investments, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 3rd of December, 2025.

_____
Notary Public
My Commission Expires: 3.20.27

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $780,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 3rd day of December, 2025.

_____
Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-3-25.

Affiant Signature

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

