WARRANTY DEED

Karen Johnson
Batch # 1423626
05/21/2026 02:34:40 PM
Fees: $23.00 Taxes: $7,955.00

Davidson County
DEEDWARR
4 pgs

20260521-0046596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/10/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/10/2028

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)
Jay Hardin Ross	SAME AS NEW OWNER	
(NAME)	(NAME)	**103-08-0O-001.00-CO**
109 Westhampton Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 66.7% UNDIVIDED INTEREST, AND DEVON GUNDRY, AN INDIVIDUAL, WITH 33.33% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY HARDIN ROSS, A MARRIED MAN,** 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 1, 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. an individual, with a 33.33% undivided interest, as Tenants in Common by Quitclaim Deed from Sparkle Box, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241230-0100983 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on December 30, 2024. and Scrivener's Affidavit Recorded on May 27, 2025, and Instrument No. 20250527-0041541.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, 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: **4601 Sloan Road Unit 2, 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 20 DAY OF MAY, 2026.

Sparkle Box LLC

BY: _____
Giachery Lizarraga
Authorized Signatory

_____
Devon Gundry

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 executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of May, 2026.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 the 20th of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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 20 DAY OF MAY, 2026.

Sparkle Box LLC

BY:_____
Giachery Lizarraga
Authorized Signatory

Devon Gundry
Devon Gundry

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 executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of May, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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 the 20th of May, 2026.

_____
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 05/20/26.

Affiant Signature May 21, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 21st day of May, 2026.

Notary's Signature

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