THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 345270 DEEDQC
01/17/2020 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200117-0006590

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
White Pines Holding Company, LLC 2517 Eugenia Ave. STE 202 Nashville, TN 37211	Same	091-11-1B-001.00CO 072-13-0X-001.00-CO 091-07-3E-001.00-CO 119-13-0-370.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **White Pines Building Group, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **White Pines Holding Company, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, its right, title and interest in and to the following described tract of land.

Tract 1: 5317 Indiana Ave., Nashville, TN

Land in Davidson County, Tennessee, being Unit No. 1, of Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160622-0063410, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B", and Bylaws appended thereto as Exhibit "C", Instrument No. 20160622-0063410, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete description of said Unit

Being part of the property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Warranty Deed from Adam A. Peach and wife, Susan Lynn Beach, dated September 16, 2015 and recorded September 18, 2015 in Instrument No. 20150918-0094997, Register's Office of Davidson County, Tennessee.

Being a part of the property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, dated September 15, 2015 and recorded September 18, 2018 in Instrument No. 20150918-0094998, and Instrument No. 20160624-0064731, said Register's Office.

Being part of the property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, dated August 22, 2017 and recorded August 23, 2017 in Instrument No. 20170823-0086759, and further in Quitclaim Deed of record in Instrument No. 20171211-0125724, said Register's Office.

Being part of the property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Holding Company, LLC, a Tennessee limited liability company dated December 7, 2017 and recorded December 11, 2017 in Instrument No. 20171211-0125725, aforesaid Register's Office.

Known as 5317 Indiana Ave., Nashville, TN 37209

Tract 2: 2408A Inga St. Nashville, TN

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160919-0098288 and being shown on Plat attached thereto as Exhibit "B", 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 White Pines Building Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Joe D. Hutto and wife, Brenda G. Hutto of record in Instrument No. 20160919-0098287 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016.

Known as 2408A Inga St., Nashville, TN 37206

Tract 3: 5201 Tennessee Ave., Nashville, TN.

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at Louisiana and 61st Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170530-0053481, and being shown on Plat attached thereto as Exhibit "B", 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 White Pines Building Group, LLC by Warranty deed from Niwot Partners, LLC of record in Instrument No. 20170530-0053473 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017.

Known as 5201 Tennessee Avenue, Nashville, TN 37209

Tract 4: 522 Radnor St., Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdivision of "Reserved Tract" on the Map of H.G. McNabb Subdivision, of record in Plat at Instrument No. 20170731-0077365, 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 White Pines Building Group, LLC by Warranty deed from Larry Everett, married of record in Instrument No. 20170713-0070392 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 13, 2017.

Known as 522 Radnor Street, Nashville, TN 37211

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 31st day of DECEMBER 2019.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of December 2019.

White Pines Building Group, LLC

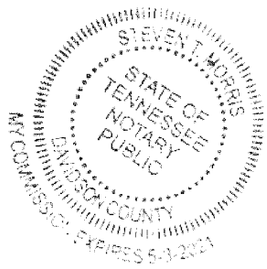
By: _____
Name: Tyler Pennington
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of White Pines holding Company, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 31st day of December, 2019.

_____
Notary Public



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022