RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(2)

Karen Johnson Davidson County
Batch# 449013 DEEDWARR
08/03/2020 12:41:47 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20200803-0085366

BOX 10-A

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
20-1-173

WARRANTY DEED

THIS INDENTURE is made and entered into this 31 day of July, 2020 by and between MaLinda Oden, Co-Trustee of the 3424 Stokesmont Trust, hereinafter referred to as GRANTOR, and White Pines Build Group, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of the Resubdivision of the Thomas B. Green Property of record in Book 5190, page 93, said Register's Office in Davidson County, Tennessee.

Being the same property conveyed to Matthew J. Cooper, Trustee of the 3424 Stokesmont Trust, by Quitclaim Deed, from Cooper Holdings, LLC, deed dated January 1, 2018, recorded January 29, 2018, of record in Instrument No. 20180129-0008818, Register's Office for Davidson County, Tennessee.
Both Matthew J. Cooper and MaLinda Oden, serve as Co-Trustees of the 3424 Stokesmont Trust, as outlined in the trust agreement, either co-trustee may act alone to execute documents on behalf of the 3424 Stokesmont Trust

Previously being the same property conveyed to Cooper Holdings, LLC, by Warranty Deed, from Barbara S. Hardin, dated February 17, 2009, recorded February 20, 2009, of record in Instrument No. 20090220-0014869, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3424 Stokesmont Road, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

3424 Stokesmont Trust

By: _____
MaLinda Oden, Co-Trustee

TRUST
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **MaLinda Oden** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Co-Trustee** of **the 3424 Stokesmont Trust**, the within named bargainor, a trust, and that she as such **Co-Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as **Co-Trustee**.

Witness my hand and seal, at office in Franklin, this the 31 day of July, 2020.

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
White Pines Build Group, LLC
2317 Cruzen St.
Nashville, TN 37211

Send Tax Statements to:

New owner

Map & Parcel: 117 07 0 184.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $660,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31 day of July, 2020.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023