WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13633-AP

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Hughes and Stephanie Sarelakos	New Owner	
(NAME)	(NAME)	
959 Evans Road		132 01 0 088.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER HUGHES AND STEPHANIE SARELAKOS, AS TENANTS IN COMMON**, 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Rolling Meadows, Part of O.F. Noel Estate, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Evans Road at the corner of Lot Nos. 105 and 106; thence with said Road Eastwardly 120 feet to the corners of Lots Nos. 83 and 106; thence with the line between said two lots Southwardly 181.3 feet to the Northerly line of Lot No. 84; thence with said line Westwardly 85.7 feet to a concrete monument at the Northeast corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106 Northwestwardly 35.3 feet to the corner of Lot Nos. 105 and 106; thence with the line between said two lots Northwardly 167.4 feet to the beginning.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from Joseph C. Davis, LLC, a Tennessee limited liability company, of record in Instrument No. 20200909-0102497, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 09, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 959 Evans Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 739548 DEEDWARR
10/19/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20211019-0140300

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 representatives, 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 my hand this 14th day of October, 2021.

WHITE PINES BUILDING GROUP, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

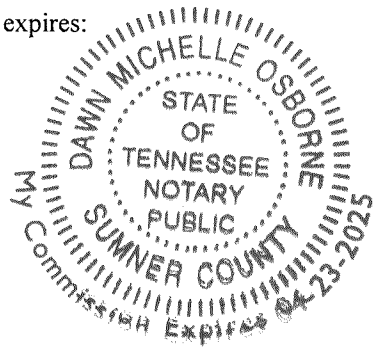
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Authorized Agent of White Pines Building Group, LLC, and that he as such Authorized Agent for White Pines Building Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent for White Pines Building Group, LLC.

Witness my hand and official seal this 14th day of October, 2021.

Commission expires:



Dawn Michelle Osborne

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/14/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/14/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 **day of** October**, 2** 021**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM