BOX 10-A WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 1064153 DEEDWARR
10/24/2023 09 38 22 AM 2 pgs
Fees: $13 00 Taxes $2,035 00

20231024-0083149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$550,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	NEW OWNER	
(NAME)	(NAME)	
911 Woodmont Blvd		118 09 0 228 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, **JH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 3 on the First Addition Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 974, Page 83, Register's Office for said County, which is a subdivision, of an unnumbered tract and part of a closed street shown on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Plat Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the South margin of Woodmont Boulevard, the common corner of Lots Nos 2 and 3; thence, with the line between said lots, Southerly 215.8 feet to a point; thence, Southwesterly 30 feet to a common corner of Lots Nos. 3 and 5; thence with the line between said lots Northwesterly 110 feet to the common corner of Lots No. 3 and 5; thence, with the line between said lots, Northwesterly 110 feet to the common corner of Lots Nos. 3, 4 and 5, at a concrete monument; thence, with the line between said lots Nos. 3 and 4, Northerly 146 feet to the South margin of Woodmont Boulevard; thence with the margin of same, Easterly 85 feet, to the point of beginning.

Being the same property conveyed to JH2, LLC, a Tennessee limited liability company, by Warranty Deed from Haus to Home Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20230920-0073834, in the Register's Office of Davidson County, Tennessee, dated September 11, 2023 and recorded on September 20, 2023.

Being the same property conveyed to Haus to Home Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Christopher B. Thomas, married, of record in Instrument No. 20180627-0062199, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

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 911 Woodmont Blvd , Nashville, TN 37204
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 20 day of October, 2023

JH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____

KEVIN MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Montgomery, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be authorized agent of JH2, LLC the within named bargainor, a limited liability company and that he as such authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized agent

Witness my hand and official seal this 20 day of October, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public