WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,805,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF April, 2024.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
James William Purcell, Jr and Brooke Lacey Purcell	Ameris Bank	
(NAME) 320 Kelly Glenn Ct.	(NAME) 1850 Parkway Place Ste 400	160 01 0A 005.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Marietta, GA 30067	
(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 **JAMES WILLIAM PURCELL, JR AND BROOKE LACEY PURCELL, HUSBAND AND WIFE,** 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. 5, on the Plan of ST. CHARLES ESTATES, R-20 CLUSTER LOT SUBDIVISION, of record in Instrument No. 20220427-0048749, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being part of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from Marcia A. Ingham, as to a one-half (1/2) undivided interest and Sharon Coggin, as to the remaining one-half (1/2) undivided interest, of record in Instrument No. 20200519-0051846, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 19, 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 320 Kelly Glenn Ct., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1117266 DEEDWARR
04/02/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $6,678.50
20240402-0022881

MO2024-354

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 1st day of April, 2024

WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

CLAY KUNZE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Clay Kunze 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 member of White Pines Building Group, LLC, the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 1st day of April, 2024.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2024-354

True Copy Certification

I, **Tammy Carney,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 1st day of April, 2024.

Affiant Signature
Date 4-1-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

