Karen Johnson Davidson County
Batch# 1135490 DEEDWARR
05/15/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20240515-0036094

WARRANTY DEED

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/26/28
(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
Siva Prasad Mullangi and Anitha L. Mullangi	New owners	
(NAME)	(NAME)	117-13-0T-001.00
2472 Abbott Martin Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **SIVA PRASAD MULLANGI AND ANITHA L. MULLANGI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Unit 2472 of Homes at 2472 & 2474 Abbott Martin Road, 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 2472 & 2474 Abbott Martin Road a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220614 - 0067278 Register's Office for Davidson County, Tennessee, 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 2472 & 2474 Abbott Martin Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220614 -0067278 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to White Pines Building Group LLC, A Tennessee Limited Liability Company, by Warranty Deed from Walter Richardson, III, of record in Instrument No. 20220614-0067277, in the Register's Office of Davidson County, Tennessee, dated June 10, 2022 and recorded on June 14, 2022.

Being the same property conveyed to Walter E. Richardson, III, Unmarried, by Warranty Deed from Jerry Thurman, Unmarried, of record in Book 6771, Page 323, in the Register's Office of Davidson County, Tennessee, dated January 17, 1986 and recorded on January 28, 1986.

MO2024-544

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 2472 Abbott Martin Rd., Nashville, TN 37215
(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 10 day of May, 2024

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

BY: _____
TYLER PENNINGTON, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared 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 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 10 day of May, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

_____
Notary Public

MO2024-544

I, J. Trent Lehman, 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 5/10/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of May, 2024

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY