WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch # 1152345 DEEDWARR
06/28/2024 10:36:18 AM 2 pgs
Fees: $13.00 Taxes: $5,698.00

20240628-0048643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June, 20 24

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
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, A Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	
2317 Cruzen St.		144.04.0.010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOHN BURKE HARDIN JR., MARRIED AND JONATHAN WENNING HARDIN, MARRIED AND WILLIAM HARDIN LYLE DAVIS, UNMARRIED,** 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, Block "O" on the Plan of Tyne Meade, Section III, as of record in Book 1424, Pages 12,13,14, Register's office for said County.

Said lot front 200 feet on the northerly side of Tyne Boulevard and runs back between parallel lines, 215 feet to a dead line.

Being the same property conveyed to John B. Hardin and Wife, Laetitia W. Hardin by Warranty Deed from William R.C. Stewart, Jr., and Wife Bettye B. Stewart, dated August 2,1976 and recorded on August 4,1976 in Book 5053, Page 756. John B. Hardin died on November 8,1999. Vesting his interest in Laetitia W. Hardin as tenants by the entirety. The said Laetitia W. Hardin died testate on November 11, 2023. John Burke Hardin Jr., Jonathan Wenning Hardin and William Hardin Lyle Davis, are the devisees under the Will of Laetitia Wenning Hardin probated under Case No. 24P137, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Property was never the martial residence for the Grantors.

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.

MO2024-838

unimproved _
This is improved x property, known as 2204 Tyne Blvd, 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 26 day of June, 2024

JOHN BURKE HARDIN JR.

JONATHAN WENNING HARDIN

WILLIAM HARDIN LYLE DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Burke Hardin Jr., Jonathan Wenning Hardin, and William Hardin Lyle Davis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of June, 2024.

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Commission expires:
My Commission Expires 10/4/27

Notary Public

MO2024-838