This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $503,520.00.

Madelyn Ihrie
Affiant

Subscribed and sworn before me this the 15th day of August, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Whiteco Land Company LLC 538 Seals Place Monroe, LA 71203	New Owner	071-15-0 186.00 & 585.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRINOVUS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WHITECO LAND COMPANY LLC, A LOUISIANA LIMITED LIABILTY COMPANY hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Parcel 1 (071-15-0 186.00):
Land in Davidson County, Tennessee, being Lot Number 230 on the Plan of The Highland Land Co's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parcel 2 (071-15-0 585.00):
Land in Davidson County, Tennessee, being Lot Number 229 on the Plan of The Highland Land Co's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trinovus, LLC, a Tennessee Limited Liability Company, by deeds dated 04/18/2024, from Trinovus, LLC, a Tennessee Limited Liability Company, of record in Instrument Nos. 20240418-0027860 and 20240418-0027859, Register's Office for said County.

Also being the same property conveyed to Trinovus, LLC, a Tennessee Limited Liability Company, by deed dated 04/02/2024, from Harry W. Hubbell, III, and wife, Brenda Hubbell of record in Instrument No. 20240403-0023674, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1347 Pennock Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch # 1170504 DEEDWARR
08/16/2024 10:09:54 AM 2 pgs
Fees: $13.00 Taxes: $1,863.02
20240816-0062810

Witness my hand this the ~~14th~~ 15th day of August, 2024.

Trinovus, LLC

BY: _____
Reed Robertson, Member

BY: _____
Vernon Thomas Keesee, Jr., Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Reed Robertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Trinovus, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Trinovus, LLC by the said Reed Robertson as such MEMBER.

Witness my hand and official seal this 15th day of August, 2024.

My commission expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vernon Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Trinovus, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Trinovus, LLC by the said Vernon Thomas Keesee, Jr.as such MEMBER.

Witness my hand and official seal this 15th day of August, 2024.

My commission expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY