WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172014 DEEDWARR
08/19/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,883.83
20240819-0063476

File No. BC-24-410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $779,414.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Apple, LLC	New Owner	
(NAME)	(NAME)	091-02-0T-001.01-CO
450 North Skyewiay Road		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90049		
(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 PEACH DEVELOPMENT, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE APPLE, LLC**, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, 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 No. A on the Plan of Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20221011-0111221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James Withers and Erica Scherle, Trustees of 6010 Pennsylvania Ave. Trust Dated February 04, 2020 of record in Instrument No. 20220909-0101360 Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on September 09, 2022.

This is property more commonly known as 6010 Pennsylvania Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 19th day of August, 2024.

WHITE PEACH DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Linda J. Foss, Chairman

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of August, 2024, before me personally appeared **Linda J. Foss**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Chairman of White Peach Development, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chairman, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of White Peach Development, LLC, as Chairman.

Witness my hand, at office, this 19th day of August, 2024.

_____
Notary Signature
My comission expires:



Certificate of Authenticity

I, **Ryan Lux**, 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 **8/19/24**.

Date

Affiant Signature

8/19/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **August**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

