WARRANTY DEED

Karen Johnson Davidson County
Batch# 1237605 DEEDWARR
02/13/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,758.24
20250213-0011159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/23/2026 DAVIDSON COUNTY

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
Kevin Lopez Jimenez	**New Owner**	
(NAME)	(NAME)	
2408-A Inga Street		072 13 0X 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN LOPEZ JIMENEZ, A MARRIED MAN** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2408 INGA STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2408 INGA STREET, a Horizontal Property Regime, of record in Instrument Number 20160919-0098288 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to White Pines Building Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Joe D. Hutto and Wife, Brenda G. Hutto, of record in Instrument No. 20160919-0098287, in the Register's Office of Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016.

Being a part of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20200117-0006590, in the Register's Office of Davidson County, Tennessee, dated December 31, 2019 and recorded on January 17, 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.

MO2025-179

unimproved
This is improved x property, known as 2408-A Inga Street, Nashville, TN 37206
(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 13th day of February, 2025

WHITE PINES HOLDING COMPANY, 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 Holding Company, LLC, a Tennessee limited liability company, 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 13th day of February, 2025.

Commission expires:

S. DYLAN PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2026

_____
Notary Public

MO2025-179

Certificate of Authenticity

I, Amanda Maynor, 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

February 13, 2025.

Date

Amanda Maynor

Affiant Signature

February 13, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of February, 2025

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON