BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1255359
04/02/2025 10 46 55 AM
Fees $13 00 Taxes $991 97

Davidson County
DEEDWARR
2 pgs

20250402-0024980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,100 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 6-23-2025

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
Super Prime Properties, LLC, a California Limited liability company	New Owner	
(NAME)	(NAME)	
17836 SANTA FE CIRCLE		119 06 0 062 00
(ADDRESS)	(ADDRESS)	
FOUNTAIN VALLEY, CA 92708		
(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 **SUPER PRIME PROPERTIES, LLC, A CALIFORNIA 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.

Being Lots Nos. 1 to 4 inclusive, on the Map of STERLING SUBDIVISION, SECTION ONE, as of record in Plat Book 1424, Page 97, and a small portion of a 68 acre tract of land described according to a proposed subdivision of the W.C. Miller Lands in Woodbine, as follows:

Beginning at the Northwest corner of Elberta Street and a proposed 50-foot road; thence with the Northerly line of Elberta Street Westwardly 248 feet to the Southwest corner of Lot No. 4; thence with the Westerly line of Lot 4 and part of the 68-acre tract Northwardly 150 feet to a point; thence Eastwardly 248 feet to the Westerly margin of a proposed 50 foot road; thence with the Westerly margin of said Road, Southwardly 150 feet to the beginning.

Said property description Includes but Excludes:

Being Lots Nos. 1 and 2 and the Easterly 11.71 feet of Lot No. 3 on the Map of Sterling Subdivision, Section One, as of record in Book 1424, Page 97, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Elberta Street 11.71 feet West of the corners of Lots Nos. 2 and 3; thence Northerly 150 feet to a point; thence Easterly 140 feet to the Westerly margin of Boone Drive; thence Southerly 130 feet to the beginning of a curve; thence around said curve Southwesterly 31.42 feet to the North margin of Elberta Street; thence with the margin of the same Westerly 120 feet to the beginning.

Being 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. 20171211-0125724, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017, and recorded on December 11, 2017.

Being 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. 20170823-0086759, in the Register's Office of Davidson County, Tennessee, dated August 22, 2017, and recorded on August 23, 2017.

Being the same property conveyed to White Pines Building Group, LLC, by Warranty Deed from Darryl Lynn Waddey and wife, Reta Waddey, of record in Instrument No. 20150908-0090897, in the Register's Office of Davidson County, Tennessee, dated September 03, 2015, and recorded on September 08, 2015. Also see Affidavit of Scrivener's Affidavit of record in Instrument No. 20151005-0101301, Register's Office of Davidson County, Tennessee.

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 76 Elberta Street, Nashville, TN 37210
(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 28th day of March, 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 Member of White Pines Holding Company, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member

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Witness my hand and official seal this 28 day of March, 2025.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires

Notary Public

My Commission Expires 10/4/27

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