BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1255707
04/02/2025 11 05 00 AM
Fees $13 00 Taxes $1,176 19

Davidson County
DEEDWARR
2 pgs

20250402-0025008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,890 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
GARNER COUNTY
My Commission Expires 04-23-25

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)	072 11 2B 001 00
17836 Santa Fe Circle		
(ADDRESS)	(ADDRESS)	
Fountain City, 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

Land in Davidson County, Tennessee, being Unit A of HOMES AT BRANCH AND MARSDEN, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT BRANCH AND MARSDEN, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073112, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT BRANCH AND MARSDEN, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073112, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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

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

Being a part of the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Melissa McCollum and William McCollum, Wife and Husband of record in Instrument No. 20160617-0061925, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016, and recorded on June 17, 2016.

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 2412 Branch Street, Nashville, TN 37216
(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.

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

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires My Commission Expires 10/4/27

_____
Notary Public

MO2025-240