BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1267334
05/01/2025 10 59 58 AM
Fees $13 00 Taxes $18,500 00

Davidson County
DEEDWARR
2 pgs

20250501-0033687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
818 , LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) Po Box 41065	(NAME)	146 10 0 005 00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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 BUILDINGS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **818 , LLC, A TENNESSEE 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 Lot No. 13 on the Plan of FIELDCREST ESTATES, of record in Plat Book 2331, Page 124, Register's Office for said County.

Said Lot No. 13 fronts 185.1 feet on the North side of Brentview Drive and runs back between lines, 357.4 feet on the West line and 239.3 feet on the East line to a dead line in the rear which is a broken line, measuring 215.9 feet thereon.

Being the same property conveyed to White Pines Building Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Christine Jarratt Simpson, Unmarried and Albert S. Jarratt, Jr., Married, of record in Instrument No. 20211221-0168456, in the Register's Office of Davidson County, Tennessee, dated December 16, 2021, and recorded on December 21, 2021.

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 818 Brentview Drive, Nashville, TN 37220
(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 29th day of April, 2025

WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____

KEVIN D MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of White Pines Building Group LLC the within named bargainor, a limited liability company and that he as such a Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and official seal this 29th day of April, 2025

Commission expires

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

_____
Notary Public

MO2025-617