Karen Johnson Davidson County
Batch# 1279539 DEEDWARR
05/30/2025 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20250530-0042532

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/14/29
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
White's Creek Landco, LLC	White's Creek Landco, LLC	Parcel ID: 030 00 0 071.00
(NAME) 3191 South Bay Circle	(NAME) 3191 South Bay Circle	
(ADDRESS) Jupiter, FL 33477	(ADDRESS) Jupiter, FL 33477	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel J. Cooper, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **White's Creek Landco, LLC, a Florida 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 located in Robertson County, Tennessee and more particularly described as follows:

Beginning at a point in the centerline of a branch near the North margin of an unnamed road shown on said Wilkinson's survey, being 30 feet Northwest of the junction of two drains; thence, North 27°45' East 1140 feet to a point, the location of a former stump, 41 feet East of a wire fence being Gilliam's corner; thence along his line North 12°15' West 1450 feet to a stone and walnut in a fence; thence North 17° West 360 feet to a point, which is 21-feet East of a fence corner; thence South 89°30' West along a fence 650 feet to a 26-inch black oak tree; a corner of the land that was conveyed to Carney by deed of record in Book 476, page 109, Register's Office for said County; thence along Carney's East line South 32°30' East 720 feet to a stake which is 6 feet Southeast of a hackberry tree on a ridge, Carney's corner; thence with Carney's South line South 88°30' West 480 feet to a corner, 20 feet North of a beech tree in hollow, another Carney corner, thence along Carney's line South 4°30' West passing a beech tree, in a of 983 feet to a cedar tree, Carney's corner; thence South 84° East 910 feet to a stone in a drain which is 21 feet West of a well; thence down said drain South 14°30' West 200 feet, South 23° West 160.6 feet, South 48°30' West 100 feet, South 26°15' West 520 feet to the center line of the branch above mentioned; thence with the centerline of the

same South 57° East 100 feet, South 41° East 200 feet to the point of beginning, containing 40.17 acres, more or less.

Included herewith are the following easement:

1. Ingress/egress is over and upon a private road in existence for over sixty years running from the aforementioned property to Old Hickory Boulevard over the lands of various individuals which ingress/egress easement is referred to in numerous Deeds of recorded in Book 3373, Page 38, Book 3797, Page 649, Book 3797, Page 684 and Book 3254, Page 159 and 161.

2. Possible rights of that certain Water Line Easement filed of record in Instrument No. 20250249-0033000.

Being the same property conveyed to Daniel J. Cooper and wife, Holly K. Cooper from Arthur "Butch" Moreland, J.L. Bush, Jr., Wilton Bush and Ida Lou Sherrill, all the Heirs at Law of Reba Louise Moreland (also known as Louise B. Moreland) deceased by Warranty Deed dated October 25, 2007 and recorded on dated October 29, 2007 in instrument No. 20071029-0127547, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel J. Cooper from Holly K. Cooper by Quitclaim Deed dated April 28, 2014 and recorded on May 6, 2014 in Instrument No. 20140506-0038669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6847 Old Hickory Blvd, Whites Creek, TN 37189

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 our hands this 27th day of May, 2025.

Daniel J. Cooper

STATE OF TENNESSEE

COUNTY OF SUMNER

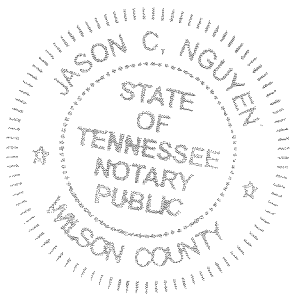
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel J. Cooper, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2025.

Notary Public

My Commission Expires: 5/14/29

(SEAL)



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

May 27, 2025.

Date

Affiant Signature

May 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of May, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON