BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1284627
06/16/2025 10 07 31 AM
Fees $13 00 Taxes $15,540 00

Davidson County
DEEDWARR
2 pgs

20250616-0046653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF June, 2025

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
Jason Alan Zucker	FirstBank ISAOA/ATIMA C/O Shellpoint Mortgage	
(NAME)	(NAME)	
712 Sills Court	PO Box 7050	146 07 0 004 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Troy, MI 48007	
(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, **712 SILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON ALAN ZUCKER, UNMARRIED 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

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of CREIGHTON MEADOWS of record in Plat Book 2854, Page 48, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 712 Sills, LLC, a Tennessee Limited Liability Company, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230525-0039403, in the Register's Office of Davidson County, Tennessee, dated May 23, 2023 and recorded on May 25, 2023.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Richard L. Poplin and Jerrie Phyllis Poplin, husband and wife, of record in Instrument No. 20210803-0104037, in the Register's Office of Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 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 712 Sills Court, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

MO2025-733

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 6 day of June, 2025

712 SILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____

JAY T PENNINGTON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jay T. 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 712 Sills, LLC 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 6 day of June, 2025

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

_____
Notary Public