WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303341 DEEDWARR
07/29/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250729-0059871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF July, 2025.

J Hahn
Notary Public

MY COMMISSION EXPIRES: –

(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

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 NUMBER
Jessica Pierce	New Owner	
(NAME)	(NAME)	049 00 0 159.00
532 Green Ln		(Parent Parcel)
(ADDRESS)	(ADDRESS)	049 15 0L 001.00
Whites Creek, TN 37189		(New Parcel)
(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, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA PIERCE,** 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 Davidson County, Tennessee, being known and designated as Unit No. 532 of FIVETHIRTYTWO GREEN LANE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FIVETHIRTYTWO GREEN LANE, a Horizontal Property Regime, of record in Instrument Number 20240716-0053488, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Equity Partners Group, LLC, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20240513-0034886, in the Register's Office of Davidson County, Tennessee, dated May 9, 2024 and recorded on May 13, 2024.

Being part of the same property conveyed to Kudzu Real Estate, Inc, a Tennessee For Profit Corporation, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210823-0113237, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 23, 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 532 Green Ln, Whites Creek, TN 37189
(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 25th day of July, 2025

EQUITY PARTNERS GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
COLIN ELLIS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Equity Partners Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a Tennessee limited liability company and that he as such 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 25th day of July, 2025.

Commission expires:

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

_____
Notary Public

Certificate of Authenticity

I, Uma Hahn, 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 7/25/25.

Date

Affiant Signature

7/25/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 25th day of July, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028