This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1339348 DEEDQC
10/29/2025 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251029-0086101

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Baby Lets Cruze, LLC P.O. Box 1046 Brentwood, TN 37024	SAME	118-08-0-039.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **BABY LETS CRUZE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** in and to the following tract of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee being Lots No. 206 and 207 on the Plan of Grandview Heights, of record in Plat Book 161, Page 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to White Pines Building Group, LLC, by Warranty Deed from Karen Drake and Janet Fuquay, of record in Instrument No. 20160601-0055059, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 2317 Cruzen Street, Nashville, TN 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of October, 2025.

WHITE PINES BUILDING GROUP, LLC

BY: _____
TYLER PENNINGTON, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVDISON

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 a Member of White Pines Building Group, 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 seal on this 29th day of October, 2025.

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of October, 2025.

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Certificate of Authenticity

I, Pamela Matheney, 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 10/29/25.

Date

Pamela Matheney

Affiant Signature

10/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of October, 2025.

Michelle Osborne

Notary's Signature

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

My Commission Expires: 3/5/2029

Date

Notary's Seal (if on paper)