WARRANTY DEED

Karen Johnson
Batch # 1400382
04/02/2026 09:23:17 AM
Fees: $13.00 Taxes: $2,423.50

Davidson County
DEEDWARR
2 pgs

20260402-0026343

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2026.

Notary Public

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
Meghan O'Donnell-Swain	new owner	
(NAME)	(NAME)	091 11 1B 001.00
5317 Indiana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN O'DONNELL-SWAIN, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1, of HOMES AT INDIANA AND MORROW, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT INDIANA AND MORROW, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160622-0063410, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Indiana and Morrow, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B", and Bylaws appended thereto as Exhibit "C", Instrument No. 20160622-0063410, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete description of said Unit.

Being part of the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Adam A. Peach and Wife, Susan Lynn Peach, of record in Instrument No. 20150918-0094997, in the Register's Office of Davidson County, Tennessee, dated September 16, 2015, and recorded on September 18, 2015.

Being part of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20150918-0094998, in the Register's Office of Davidson County, Tennessee, dated September 16, 2015, and recorded on September 18, 2015.

Being part of the same property conveyed to White Pines Building Group, LLC, by Quitclaim Deed from White Pines Building Group, LLC, of record in Instrument No. 20160624-0064731, in the Register's Office of Davidson County, Tennessee, dated June 24, 2016, and recorded on June 24, 2016.

Being part of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20170823-0086759, in the Register's Office of Davidson County, Tennessee, dated August 22, 2017, and recorded on August 23, 2017.

Being part of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20171211-0125724, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017, and recorded on December 11, 2017.

Being part of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Holding Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20171211-0125725, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017, and recorded on December 11, 2017.

Being part of the same property conveyed to White Pines Holding Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20200117-0006590, in the Register's Office of Davidson County, Tennessee, dated December 31, 2019, and recorded on January 17, 2020.

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 5317 Indiana Avenue, Nashville, TN 37209
(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 31st day of March, 2026

WHITE PINES HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Manager of White Pines Holding Company, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that he as such a Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 31st day of March, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2026-307