WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413697 DEEDWARR
04/30/2026 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20260430-0038279

File No. BC-26-386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucy Parker	**New Owner**	
(NAME) 6010 Pennsylvania Ave	(NAME)	091-02-0T-001.01-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, I/WE, **WHITE APPLE DEVELOPMENT, LLC A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCY PARKER, UNMARRIED**, 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. A on the Plan of Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 & 6012 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, at Instrument No. 20221011-0111221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from James Withers and Erica Scherle, Trustees of 6010 Pennsylvania Ave. Trust Dated February 04, 2020 of record in Instrument No. 20220909-0101360 Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on September 09, 2022.

Being the same property conveyed to White Apple, LLC, a California Limited Liability Company by Warranty Deed from White Peach Development, LLC, a Tennessee limited liability company of record in Instrument No. 20240819-0063476 Register's Office for Davidson County, Tennessee, dated August 19, 2024 and recorded on August 19, 2024.

This is property more commonly known as 6010 Pennsylvania Ave, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of April, 2026.

White Apple, LLC, a California Limited Liability Company

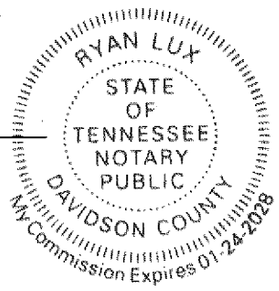
By: _____
Daniel B. DePriest, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Daniel B. DePriest, Vice President of White Apple, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of White Apple, LLC, the within named bargainor, a Limited Liability Company, and that such Daniel B. DePriest, Vice President of White Apple, LLC as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President.

Witness my hand and seal, at office in Nashville, TN, this 27th day of April, 2026.

_____
Notary Signature
My commission expires:_____



Certificate of Authenticity

I, Ryan Lux, 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 **April 27, 2026**.

Date

Affiant Signature

04/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029