Karen Johnson Davidson County
Batch# 1414133 DEEDWARR
05/01/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260501-0038866

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEBORAH BISSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-2-27

(AFFIX SEAL)

File No.: RES-26-512

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hannah Bree Baldwin | **Lending Hand Mortgage LLC** | 060 11 0A 061.00 |
| (NAME) | (NAME) | |
| **512 Longleaf Court Nashville, TN 37207** | **510 Lentz Drive, Madison, TN, 37115** | |
| (ADDRESS) | (ADDRESS) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, INILA OYANKE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, NOW KNOWN AS WHITE EAGLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, THROUGH MERGER AS EVIDENCE BY Notice of Merger, of record as file number LC0028708, Missouri Secretary of State, and Qualitifed Survivor, of record as Control No. 001177484, Tennessee Secretary of State, herein after called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, HANNAH BREE BALDWIN, A SINGLE WOMAN, hereinafter called the Grantee, her heirs and assigns, that 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. 57 on the plan of Final Plat Section Four Pine Ridge, of record in Plat Book 9700, Page 178, 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 the same property conveyed to Inila Oyanke, L.L.C., a Missouri Limited Liability Company, from Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed dated March 22, 2021, recorded April 7, 2021, in Instrument No. 20210407-0045857, in the Register's Office of Davidson County, Tennessee.

The said Oyanke, LLC having since merged with White Eagle Properties, LLC, a Tennessee limited liability company, as evidenced by Notice of Merger, of record as file number LC0028708, Missouri Secretary of State, and Qualitifed Survivor, of record as Control No. 001177484, Tennessee Secretary of State.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 512 Longleaf Court, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 28th day of April, 2026.

**GRANTOR:**

**INILA OYANKE, LLC, A MISSOURI LIMITED LIABILITY COMPANY,**
**NOW KNOWN AS WHITE EAGLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

**BY: THE KAREN E. BALCER REVOCABLE LIVING TRUST**
**ITS: MEMBER**

**BY:** Karen E. Balcer, trustee
**KAREN E. BALCER**

**ITS: TRUSTEE**

STATE OF MISSOURI
COUNTY OF COLE

Before me, C CARRIE MORGAN, MO NOTARY PUBLIC of the state and county mentioned, personally appeared Karen E. Balcer, 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 the Trustee of the Karen E. Balcer Revocable Living Trust, and who further acknowledged that the Karen E. Balcer Revocable Living Trust is the Sole Member of White Eagle Propties, LLC, survivor by merger with Oyanke, LLC, a Missouri limited liability company, the within named bargainor, and that she, as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust, as Member of Inila Oyanke, LLC a Missouri limitd liability company, now known as White Eagle Properties, LLC, a Tennessee limited liability company.

Witness my hand and seal, this 29 day of April, 2026.

C Carrie Morgan
Notary Signature

Printed Name: C CARRIE MORGAN, MO NOTARY PUBLIC

My commission expires: 5/13/28

C CARRIE MORGAN
Notary Public - Notary Seal
Cole County - State of Missouri
Commission Number 16444785
My Commission Expires May 13, 2028

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 28, 2026**.

Affiant Signature

**04/30/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 30, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY