BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1421967
05/19/2026 10:32:11 AM
Fees: $13.00 Taxes: $7,400.00
Davidson County
DEEDWARR
2 pgs
20260519-0044746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/15/2028

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
CIRE Investments, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	
4415 Johnson Chapel Cir.		145 08 0 015.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CIRE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee and being described as follows;
Beginning at a point in the Southerly margin of Balmoral Drive, the Northeast corner of Lot No. 1 shown on the plan of said J.L. Perry Subdivision; thence Southerly 228.9 feet with the line between said Lot Nos. 1 and 2 to the Southeast corner of said Lot No. 1, said corner being in the Southerly line of the property conveyed to Jesse L. Perry, Jr. by F.N. McNeill, Jr., etc. by deed of record in Book 2197, Page 584, of the Register's Office for said County; thence North 72 degrees 42 feet East 113.6 feet to a monument; thence North 73 degrees 58 feet East 381.8 feet to a monument in the Westerly line of 1 Lot No. 3 on said plan of the J. L. Perry Subdivision; thence North 38 degrees West; with the line between Lot Nos. 2 and 3, 228.4 feet to the Southerly margin of Balmoral Drive; thence Westerly and with the Southerly margin of said Drive, passing three monuments as shown on said plan, in all 382.75 feet to the beginning.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from William J. Casteel, Jr. and Frederick L. Casteel, Successor Trustees of the Casteel Family Trust dated December 22, 1997, of record in Instrument No. 20211018-0139359, in the Register's Office of Davidson County, Tennessee, dated October 14, 2021, and recorded on October 18, 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 1035 Balmoral Drive, Nashville, TN 37220
(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 15 day of May, 20 26

WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
TYLER PENNINGTON, MEMBER

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 member of White Pines Building Group LLC the within named bargainor, a limited liability company and that he as such a 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 official seal this 15th day of May, 20 26.

Commission expires:

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

_____
Notary Public