Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1449033
07/20/2026 09:35:37 AM
Fees: $13.00 Taxes: $3,533.50
20260720-0065143

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

File No. EM-26

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George M. White and Lara S. White	New owner	
(NAME) 4915 Michigan Avenue	(NAME)	091-07-0-332.00
(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, **929 Montrose LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George M. White and Lara S. White**, 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:

husband and wife

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Plat, Lot No. 824 & Pt. of closed R.O.W. Block No. 134, Plan No. 1, West Nashville of record in Plat at Instrument No. 20200527-0054558, 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 929 Montrose, LLC by Warranty Deed from Elliott Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210524-0069860 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 24, 2021.

This is property more commonly known as 4915 Michigan Avenue, 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 17th day of July, 2026.

929 Montrose LLC, a Tennessee Limited Liability Company

By: _____
Corey Shepardson, Senior Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, Robert M. Spooney of the state and county mentioned, personally appeared Corey Shepardson, Senior Vice President of 929 Montrose 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 Senior Vice President of 929 Montrose LLC, the within named bargainor, a Limited Liability Company, and that such Corey Shepardson, Senior Vice President of 929 Montrose LLC as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Senior Vice President.

Witness my hand and seal, at office in Florida, this 16th day of July, 2026.

Robert M. Spooney
Notary Signature

Printed Name: Robert M. Spooney

My commission expires: 7/27/2029

ROBERT M. SPOONEY
Notary Public
State of Florida
Comm# HH682205
Expires 7/27/2029

CPS