Karen Johnson Davidson County
Batch# 1456296 DEEDWARR
08/06/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,904.67
20260806-0072619

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lynn White & Associates, Inc. 5900 California Avenue Nashville, TN 37209	Lynn White & Associates, Inc. 6965 Sunnywood Drive Nashville, TN 37211	091 02 0 243.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **5900 California Ave LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lynn White & Associates, Inc., a Tennessee Corporation**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5900 California Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. 1 of Block No. 18 on the Cherokee Park Subdivision, a plan of said subdivision is of record in Book 161, Page 75, Register's Office for said county, which plan shows the location of the Streets, but does not show Block No. 18, According to an unrecorded plan of Block 18, said Lot No. 1 is described as follows:

Beginning at the Northwest corner of California Avenue and 58th Avenue North, Formerly 17th Street; thence with the Northerly margin of California Avenue, Westwardly 92 feet to the corner of Lots Nos. 1 and 3; thence Northwardly with the diving line between lots Nos. 1 and 3; 117.9 feet, more or less, to the Westerly Margin of 58th Avenue North; thence with said Avenue Southwardly 150 feet, more or less to the beginning.

Being the same property conveyed to 5900 California Ave LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jordan Arand and Victoria Herrera, husband and wife, dated August 26, 2025, and recorded August 27, 2025, of record in Instrument No. 20250827-0068618, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jordan Arand and Victoria Herrera, by Warranty Deed from Dorothy Faulkner, a single woman, dated December 31, 2024, and recorded January 3, 2025, of record in Instrument No. 20250103-0000638, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5900 California Avenue, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of August, 2026.

5900 California Ave LLC, a Tennessee Limited Liability Company

By:_____
Jordan Arand, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Jordan Arand, sole member of 5900 California Ave 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 the sole member of 5900 California Ave LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Arand, sole member of 5900 California Ave LLC, as such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as sole member.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 2026.

_____
Notary Signature

Printed Name: Ashley Rudy

My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property

transferred, whichever is greater, is $514,775.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of August, 2026

Notary Public
My commission expires: 2/27/2029



Certificate of Authenticity

I, _____, 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 8/5/2026 (date of document).

_____
Affiant Signature

Date: 8/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6 day of August, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

