Karen Johnson Davidson County
Batch# 1458865 DEEDWARR
08/12/2026 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20260812-0074321

Warranty Deed

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00 Affiant Subscribed and sworn to before me, this the 7th day of August, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
62 E Carmel Valley Rd, LLC	New Owner(s)	071-15-0-186.00
505 Corral De Tierra Road		
Salinas, CA 93908		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WHITECO LAND COMPANY LLC, A LOUISIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **62 E CARMEL VALLEY RD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot Number 230 on the Plan of The Highland Land Co's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Trinovus, LLC, A Tennessee Limited Liability Company by Warranty Deed from Harry W. Hubbell, III, and wife, Brenda Hubbell of record in Instrument No. 20240403-0023674 Register's Office for Davidson County, Tennessee, dated April 02, 2024 and recorded on April 03, 2024.

Being the same property conveyed to Trinovus, LLC, A Tennessee Limited Liability Company by Quit Claim Deed from Trinovus, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240418-0027860 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 18, 2024.

Being a portion of the same property conveyed to Whiteco Land Company LLC, A Louisiana Limited Liability Company by Warranty Deed from Trinovus, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240816-0062810 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on August 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1347 Pennock Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2026.

Whiteco Land Company LLC, a Louisiana Limited Liability Company

By: _____
Harvey Edward White, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harvey Edward White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Whiteco Land Company LLC, a Louisiana Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of August, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 7, 2026

Affiant Signature

August 7, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of August, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY