Karen Johnson Davidson County
Batch# 1464387 DEEDWARR
08/26/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260826-0078949

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 20___.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/13/2028

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 NUMBERS
Carolina S. Anderson	New owner	
(NAME)	(NAME)	
911 Woodmont Blvd		118 09 0 228.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **CAROLINA S ANDERSON, UNMARRIED WOMAN,** 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, being Lot No. 3 on the FIRST ADDITION WOODMONT BOULEVARD SECTION OF MARENGO PARK, as of record in Plat Book 974, Page 83, Register's Office for said County, which is a subdivision, of an unnumbered tract and part of a closed street shown on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Plat Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the South margin of Woodmont Boulevard, the common corner of Lots Nos 2 and 3; thence, with the line between said lots, Southerly 215.8 feet to a point; thence, Southwesterly 30 feet to a common corner of Lots Nos. 3 and 5; thence with the line between said lots Northwesterly 110 feet to the common corner of Lots No. 3 and 5; thence, with the line between said lots, Northwesterly 110 feet to the common corner of Lots Nos. 3, 4 and 5, at a concrete monument; thence, with the line between said lots Nos. 3 and 4, Northerly 146 feet to the South margin of Woodmont Boulevard; thence with the margin of same, Easterly 85 feet, to the point of beginning.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from JH2, LLC, a Tennessee limited liability company, of record in Instrument No. 20231024-0083149, in the Register's Office of Davidson County, Tennessee, dated October 20, 2023 and recorded on October 24, 2023.

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.

MO2026-1100

unimproved
This is improved x property, known as 911 Woodmont Blvd, Nashville, TN 37204
(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 18th day of August, 2026

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

BY: _____

TYLER PENNINGTON, SOLE-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 the Sole member of White Pines Building Group, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such the 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 official seal this 18 day of August, 2026.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: _____

Notary Public

My Commission Expires 10/4/27

MO2026-1100

Certificate of Authenticity

I, Joshua A. Terry, 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 8/18/2024.

Affiant Signature – Joshua A. Terry

8/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/21/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27