WARRANTY DEED

Karen Johnson
Batch # 1468763
09/04/2026 10:36:09 AM
Fees: $13.00 Taxes: $8,880.00

Davidson County
DEEDWARR
2 pgs

20260904-0082409

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Phiilips Family Revocable Trust Agreement dated March 12, 2025		
(NAME) 301 Kelly Glenn Court	NEW OWNER	160 01 0A 012.00
(ADDRESS) Brentwood, TN 37027	(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, **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 **PHIILIPS FAMILY REVOCABLE TRUST AGREEMENT DATED MARCH 12, 2025,** 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. 12 on the Plan of ST CHARLES ESTATES, R-20 CLUSTER LOT SUBDIVISION, NOW KNOWN AS SAIDEE, on plat of record in Instrument No. 20220427-0048749, amended at Instrument No. 20240201-0007248, in the Registers Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to White Pines Building Group, LLC, by Quitclaim Deed from Brent Morris and Marissa Watson, of record in Instrument No. 20220701-0076532, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022, and recorded on July 01, 2022.

Being a Part of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability Company by Warranty Deed from Marcia A. Ingham as to a one-half (1/2) undivided interest and Sharon Coggin as to the remaining one-half (1/2) undivided interest, of record in Instrument No. 20200519-0051846, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020, and recorded on May 19, 2020.

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 301 Kelly Glenn Court, Brentwood, TN 37027
(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 2nd day of September, 2026

WHITE PINES BUILDING GROUP LLC

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 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 2nd day of September, 2026.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2026-59