Karen Johnson Davidson County
Batch# 1478199 DEEDWARR
09/28/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260928-0089467

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10276-AJ

STATE OF TENNESSEE
COUNTY OF Spokane WA

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant TITLE: AN AUTHORIZED MEMBER

JOHN J SIMON
Notary Public
State of Washington
Commission # 135651
My Comm. Expires Apr 29, 2028

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public
My Commission Expires: Apr 29 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1737 Pecan St Unit 1, LLC 6234 Gunnar Ct Nine Mile Falls, WA 99026	The Loan Store, Inc 6340 North Campbell Avenue Suite 100 Tucson, AZ 85718	081 02 4F 020.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **White & Co, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **1737 Pecan St Unit 1, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 20, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for PECAN ROW, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422, 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 White & Co, LLC, a Tennessee limited liability company, by Warranty Deed from Condor Sound, LLC, of record in Instrument No. 20220217-0018674, in the Register's Office of Davidson County, Tennessee, dated February 04, 2022 and recorded on February 17, 2022.

This is improved property located at: **1737 Pecan Street, 1, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2026.

GRANTOR:

White & Co, LLC, a Tennessee Limited Liability Company

By: _____
Meredith Garrett, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Meredith Garrett with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the Authorized Agent of White & Co, LLC, a limited liability company, that he/she is authorized by White & Co, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 25th day of September, 2026.

_____
Notary Public
My Commission expires: 5/5/29

MARK BLEDSOE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Brandee Gilliam, 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 9/25/2026.

Date

Affiant Signature

9/28/2026
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of September, 2026.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27
Date

Notary's Seal (if on paper)