WARRANTY DEED

Karen Johnson Davidson County
Batch# 660414 **DEEDWARR**
06/21/2021 09:50:23 AM 5 pgs
Fees: $28.00 Taxes: $592.00

20210621-0083077

#15575

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: May 3, 2025

(AFFIX SEAL)

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
XE Development Company, LLC	New Owner	07002004300
(NAME)	(NAME)	
2825 Old Buena Vista Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sean Rayvon Harris, Nettie G Williamson, and Annie R Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **XE Development Company, LLC,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 2825 Old Buena Vista Road, Nashville, TN 37218
(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/our hands this 15th day of June, 2021.

Sean R. Harris

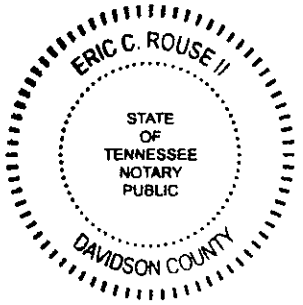
Sean Rayvon Harris

State of Tennessee
County of Davidson

Personally appeared before me Sean Rayvon Harris, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2021.

Notary Public
My Commission Expires: May 5, 2025



Witness my/our hands this 15th day of June 2021

Annie R Martin

W. Ch h. Eq.
atty in fact

STATE OF New York
COUNTY OF Nassau

On this the 15th day of June, 2021 , before me personally appeared W Charles Robinson, the person who executed the foregoing instrument on behalf of Nettie G Williamson and who acknowledged that he executed the same as the free act and deed of the said Nettie G Williamson, through Power of Attorney granted him by the Nettie G Williamson.

Witness my hand and official seal at Westbury, New York, this 15th day of June, 2021.

Notary Public

Amy Williams 01WI6266254
State of New York County of Suffolk
My commission expires July 23rd 2024

Witness my/our hands this 15th day of June 2021.

Nettie G Williamson by W. Charles Robinson his Attorney in fact

STATE OF New York
COUNTY OF Nassau

On this the 15th day of June, 2021 , before me personally appeared W Charles Robinson, the person who executed the foregoing instrument on behalf of Annie R Martin and who acknowledged that he executed the same as the free act and deed of the said Annie R Martin, through Power of Attorney granted him by the Annie R. Martin.

Witness my hand and official seal at Westbury, New York, this 15th day of June, 2021.

Notary Public

Amy Williams 01WI6266254
State of New York County of Suffolk
My commission expires July 23rd 2024

"Exhibit A"

Being part of Lot No. 15 on the Map of Sarah McIntosh's subdivision of certain lots in the Old Daiel Young Tract in the old 23rd District of said County, as of record in Book 332 , page 71, Register's Office for said County, and described partly according to a copy of a urvey thereof made in April, 1947, and revised in March, 1948, by Watkins and Murray, Surveyors as follows:

Being beginning at a point in the center line of Old Buena Vista Road as abandoned the northeast corner of this tract and a corner of the land conveyed to Lee F Copeland by deed of record in Book 1580 , page 77, said Register's Office, thence along Copeland's southerly line, South 81" 21'West, 150 feet to a point, the northeast corner of the tract conveyed to Earl Stanley, Jr. and wife, Margaret Stanley by deed of record in Book 1633, page 120, said Register's Office, thence, with Stanley's easterly line, Southerly, approximately parallel to the center line of the Old Buena Vista Road, 130 feet, more or less, to a point in the northerly line of the tract 7.73 acres conveyed to Dave Edwards; thence, along Edwards' northerly line, North 85" 15'East 150 feet to a point in the center line of the Old Buena Vista Road; thence, with the center line of said road, northerly, 142 feet to the point of beginning, said point being 234 feet from the southerly margin of Stokers Lane.

Being the same property conveyed to Darryl D. Garrett by deed from Eugene Campbell of record in Instrument Number 20010516-0050697. Darryl D. Garrett having died and Patricia Denise Garrett having conveyed her interest to Sean Rayvon Harris by deed recorded in 20040927-0116106. Derivation in deed 20040927-0116106 shows Patricia Denise Garrett to be the spouse of Darryl D. Garrett and Diondria Garrett to be the child of Darryl D. Garrett, deceased. Final Decree Confirming Sale in Book 9641, page 954 vested title in Nettie G. Williamson and Annie R. Martin with no Decree for Redemption recorded in Register of Deeds record for Davidson County, Tennessee. And property further conveyed to Sean Rayvon Harris by deed from Ricky Lee Garrett of record in Instrument Number 20210510-0062809.

This instrument is executed on behalf of Nettie G Williamson and Annie R Martin by W. Charles Robinson as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20210621-0083075, in the Register's Office for Davidson County, Tennessee