THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 698859 DEEDWARR 08/17/2021 11:41:30 AM 3 pgs Fees: $18.00 Taxes: $703.00 20210817-0111077	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00 Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires:

MARGARET PHILPOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Roberto Gutierrez 1916A 16th Ave N Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel No: 070-02-0B-900.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **XE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERTO GUTIERREZ** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Resubdivision - Part of Lot 15, Sarah McIntosh's Subdivision, of record as Instrument No. 20210708-0091832, amended in Instrument No: 20210812-0108713 and ratified as Instrument No. 20210812-0108714, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to XE DEVELOPMENT COMPANY, LLC, by deed from SEAN RAYVON HARRIS, NETTIE G. WILLIAMSON, AND ANNIE R. MARTIN, of record as Instrument No. 20210621-0083077, dated June 15, 2021, said Register's Office.

This is unimproved property commonly known as: **2825 Old Buena Vista Rd (a/k/a 2819 & 2821 Old Buena Vista Rd), Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of August, 2021.

XE DEVELOPMENT COMPANY, LLC

JSM, sole member

Joshua McDonald, Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOSHUA MCDONALD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Sole Member of **XE DEVELOPMENT COMPANY, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand and official seal at office this 9th day of August, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

