Karen Johnson Davidson County
Batch# 760452 DEEDWARR
11/24/2021 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $5,938.50
20211124-0156001

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,605,000.00. Affiant Subscribed and sworn to before me, this the ~~12th~~ 15th day of November, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Robert Ganzer Breanna Renee Ganzer	LoanDepot.com, LLC	070-03-0E-001.00, 070-08-0E-002.00 & 070-08-0E-003.00
632 West Trinity Lane	4800 N Scottsdale Rd Suite 3800	
Nashville, TN 37207	Scottsdale, AZ 85251	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN ROBERT GANZER AND BREANNA RENEE GANZER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot fronts 25 feet on the South side of Price Street and extends back between parallel lines 125 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in Tracts 1 and 2, but excluded therefrom is the property described in Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8307, page 718, described as follows:

Beginning at a point in the existing Southern right of way margin of Trinity Lane, said point being the Northeastern corner of the aforementioned Omohundro property; Thence, leaving said existing Southern Right of way with the Northerly boundary of said Omohundro property South 31 Degrees 33 Minutes 53.0 Seconds West, 2.03 feet to a point; Thence, leaving said Northerly boundary with a new line to a point on a curve to the left, the radius of which is 2,828.79 feet, a central angle of 01 Degrees 05 Minutes 2.7 Seconds, and an arc length of 53.52 feet, to a point on the Western boundary line of said Omohundro property; Thence, with Western boundary North 31 Degrees 33 Minutes 53.0 seconds East, 4.73 feet, to a point on the aforesaid existing Southern Right of way margin; Thence, with said existing southern right of way South 76 Degrees 34 Minutes 16.3 Seconds East, 52.62 feet, more or less, to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in Tract 3, but excluded therefrom is the property described in Agreed Final Order to metropolitan Government of Nashville and Davidson County, of record in Book 8463, page 465, described as follows:

Beginning at a point in the existing Southern right of way margin of Trinity Lane, said point being the Northeastern corner of the aforementioned Brent property; Thence, leaving said existing Southern right of way with the northerly boundary of said Brent property South 31 Degrees 33 Minutes 53.0 seconds West, 1.08 feet to a point; Thence, leaving said Northerly boundary with a new line to a point on a curve to the left, the radius of which is 2,828.79 feet, a central angle of 00 Degrees 32 Minutes 20.4 seconds, and an arc length of 26.61 feet, to a point on the western boundary line of said Brent property; Thence, with Western boundary North 31 Degrees 33 Minutes 53.0 Seconds East, 2.03 feet to a point on the aforesaid existing Southern Right of way margin; Thence, with said existing right of way margin; Thence, with said existing Southern Right of way South 76 Degrees 33 Minutes 58.0 Seconds East, 26.30 feet, more or less, to the point of beginning.

Being the same property conveyed to Richard Omohundro by Final Decree Confirming Sale from Clerk and Master of record in Instrument No. 20060928-0119966, Register's Office for Davidson County, Tennessee, dated October 12, 2005 and recorded on September 28, 2006.

Being the same property conveyed to XE Development Company LLC, a Tennessee limited liability company by Warranty deed from Richard B. Omohundro, a married man of record in Instrument No. 20200720-0079545 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 20, 2020

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 632 West Trinity Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2021.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: _____
Joshua S. McDonald, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua S. McDonald, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of XE Development Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date ~~of document~~).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025