Karen Johnson Davidson County
Batch# 796326 DEEDWARR
01/27/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.49
20220127-0010007

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15597-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $674,996.00.

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2022.

Notary Public
My Commission Expires: _____

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Logan Smith 933 42nd Avenue North Nashville, TN 37209	New Owner	091 08 0 260.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **X5 Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Logan Smith, unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Clifton Subdivision of Lot Nos. 3, 4, 5, and 6 of the Subdivision of certain lots on the Plan of Clifton, as of record in Plat Book 161, Page 80, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to X5 Construction LLC, a Tennessee limited liability company, by Warranty Deed from Ashland Rentals, LLC, a Tennessee limited liability company, formerly known as Regal Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200529-0055503, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20200611-0060114, Register's Office of Davidson County, Tennessee.

This is improved property located at: **933 42nd Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 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 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. 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 18th day of January, 2022.

GRANTOR:

X5 Construction LLC, a Tennessee Limited Liability Company

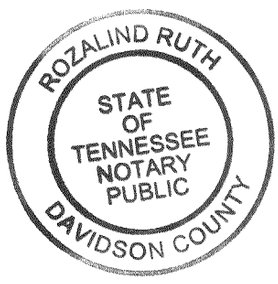
By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of X5 Construction, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of January, 2022.

_____
Notary Public
My Commission expires: 1/3/2023



True Copy Certification

I, **Kaz Arbogast,** 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 this the 18th day of January, 2022.

Affiant Signature
Date 01/18/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024