Karen Johnson Davidson County
Batch# 805050 DEEDWARR
02/14/2022 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220214-0016873

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Karen Wall
Affiant

Subscribed and sworn to before me, this 1ST DAY OF FEBRUARY, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XE Development Company, LLC, a Tennessee Limited Liability Company	XE Development Company LLC (NAME)	32
1300 Hunters Lane (ADDRESS)	1416 Breckenridge Ct (ADDRESS)	050.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lenon Jean Anderson, unmarried,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto XE Development Company, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being property in the 10th Civil District of Davidson County, Tennessee, bounded s follows:

Beginning at a point in the center of Hunters Lane, opposite fence, being Nickens' N. W. corner, and running thence with center line of Hunters Lane N 1° 30' East 381.6 feet, thence N 82° 42' East 746' to black locust; thence S 1° 30' W 528.8 feet to stake in Nickens' north fence line, 123 feet west of 36" oak; thence with Nickens' north fence line N 85° 42' W 735 to beginning, containing 7.65 acres.

Being the same property devised to John Robert Stringfield by the Last Will and Testament of Leonard Read, of record January 24, 1984, in Minute Book 265, Page 321 and Will Book 130, Page 589, of the Probate Court for Davidson County, Tennessee. John Robert Stringfield subsequently created a tenancy by the entireties in said property with his wife Mildred Louise Stringfield, by quitclaim deed of record in Book 6226, Page 666. in the Register's Office for Davidson County, Tennessee. Mildred Louise Stringfield died on June 4, 2016, survived by her husband John Robert Stringfield. John Robert Stringfield died on November 15, 2019 and by Will, admitted to probate by order entered 12/12/2019 by the Probate Court of Davidson County, Tennessee, Case 19P-2164, devised the said property to "my stepdaughter, Gene Anderson". The devise was memorialized by an "Executrix Deed" executed by Lenon Jean Anderson, as Executrix, to herself, of record as Instrument 20211217-0166835, said Register's Office. The administration of the estate of John Robert Stringfield was closed by Order of said court entered 1/14/2022. Gene Anderson, Lenon Jean Anderson, and Jean Anderson are one and the same person.

This property is not a residence of Grantor, her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1300 Hunters Lane, Nashville, TN 37207
(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 hand(s) this 1st day of February, 2022.

WARRANTY DEED
(Continued)

Lenon Jean Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lenon Jean Anderson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2022.

Notary Public

My Commission Expires: 7/1/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 02/03/2022 ____ (date of ~~document~~).

Affiant Signature

02/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025