ın Johnson Davidson County
Batch# 845263 DEEDWARR
04/26/2022 08:05:15 AM 11 pgs
Fees: $58.00 Taxes: $1,480.00
20220426-0047482

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $400,000.00 Affiant Subscribed and sworn to before me This 14th day of April 2022. Notary Public My Commission Expires: 11/03/25

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
XE Development Company, LLC 1416 Breckenridge Ct. Whites Creek, TN 37189	New Owner	07004 / 110.00 07004 / 111.00 07004 / 112.00 07004 / 140.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Charlean Turner, Karen Turner, and Ronjour Jacobs**, (hereinafter referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **XE Development Company, LLC,** a Tennessee limited liability company, (hereinafter referred to as "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LOTS NOS. 21-22:

Being Lots Nos. 21 and 22 in JB Haynies Dewey Heights Plan as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

PART OF LOT NO. 20

Being a part of Lot No. 20 in the Dewey Heights Addition as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John W. Turner, Jr. in the deed of record in Book 1469, Page 268, Register's Office for Davidson County, Tennessee. The intention of this conveyance was to create an estate by the entireties between the said J.W. Turner, Jr., and wife, Sarah Green Turner. J.W. Turner, Jr. predeceased Sarah Green Turner.

Being the same property conveyed to J.W. Turner by deed from Mary A. White, a widow, of record in Book 586, Page 17, Register's Office for Davidson County, Tennessee.

REMAINING PORTION OF LOT NO. 20

Being a portion of Lot No. 20 in the Dewey Heights Addition as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, said Lot 20, the parcel or part of which is conveyed, is 45 feet front on Whites Creek Pike, and 140 feet back running back according to plan on record in Register's Office for Davidson County, Tennessee, and being the same Lot purchased by Mary White and husband, Thomas H. White of J.B. Haynies and wife, see record Book 381, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Turner, Jr. from John W. Turner, Sr., by Warranty Deed, recorded on April 9, 1947, of record in Book 1469, Page 268, Register's Office for Davidson County, Tennessee.

LOT NO. 25

Being Lot No. 25 in the Dewey Heights Addition as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee. Said Lot 25 fronts Luzon St. and runs back according to plan on record Register's Office for Davidson County, Tennessee. Being a portion of the same Lot conveyed to J.W. Turner and heirs by Installment Deed from Mary A. White, widow, dated July 18, 1921.

(COMBINED) LEGAL DESCRIPTION FOR 2311 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on map of Dewey Heights Addition of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN) and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap on the easterly margin of Whites Creek Pike,

being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

Thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

Thence with the southeasterly line of lot 19, North 50°35'5" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the easterly most corner of lot 19 on the southwesterly line of lot 25;

Thence with the southwesterly line of lot 25, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap on the northwesterly line of Charlean Turner, Karen Turner, & Ronjour Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

Thence with said line, South 50°35'52" West, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap, at the southwest of the property of Charlean Turner, Karen Turner, & Ronjour Turner and the northeast corner of a portion of land, with unknown ownership;

Thence with said line, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

Thence with said margin, with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to the point of beginning of herein described land, having an area of 8416.45 square feet or 0.19 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021, and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20, being the same property conveyed to John W. Turner, III, James Turner, & Jennifer Turner by Quitclaim Deed from Delorise Williams dated July 11, 2019, of record in instrument number 2010723-0072146, R.O.D.C., TN;

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2315 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front lot number 19, on the map of Dewey Heights Addition of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN);

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 764.9'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike at the intersection with the southeasterly margin of an unimproved road, being at approximate Tennessee State Plane Coordinates of N:684,015.35, E:1,733,673.50, and being the point beginning of herein described land;

thence leaving Whites Creek with the Unimproved margin, North 50°35'52" East, a distance of 36.41 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 19 and the Unimproved margin;

thence with the southwesterly line of lot 19, South 32°10'25" East, a distance of 50.40 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 20;

thence leaving the common corner of lots 19 & 20, South 50°35'52" West, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap on the;

thence with said margin, with a curve turning to the right with an arc length of 50.57 feet, with a radius of 879.90 feet, with a chord bearing of North 30°52'43" West, with a chord length of 50.56 feet to the point of beginning of herein described land, having an area of 1861.59 square feet or 0.04 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

(COMBINED) LEGAL DESCRIPTION FOR 2311 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on the map of Dewey Heights Addition of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

thence with the southeasterly line of lot 19, North 50°35'52" East, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap at the easterly most corner of lot 19 on the southwesterly line of lot 25;

thence with the southwesterly line of lot 25, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap on the northwesterly line of Charlean Turner, Karen Turner, & Ronjour Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

thence with said line, South 50°35'52" West, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap, at the southwest of the property of Charlean Turner, Karen Turner, & Ronjour Turner and the the northeast corner of a portion of land, with unknown ownership;

thence with said line, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to the point of beginning of herein described land, having an area of 8416.45 square feet or 0.19 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021, and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20, being the same property conveyed to John W. Turner, III, James Turner, & Jennifer Turner by Quitclaim Deed from Delorise Williams dated July 11, 2019, of record in Instrument Number 20190723-0072146, R.O.D.C., TN;

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2311 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on the map of Dewey Heights Addition of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

thence with the southwest line of lot 20, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap at the southwesterly corner of Charlean Turner, Karen Turner, & Ronjour Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

thence, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeast margin of Whites Creek Pike;

thence with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to which is the point of beginning of herein described land, having an area of 1666.45 square feet or 0.04 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

(COMBINED) LEGAL DESCRIPTION FOR 2307 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being the southeasterly 5 foot of lot number 20 all of lot number 21 & 22, on the map of Dewey Heights Addition of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of portion of lot 20 all of lot 21 & 22;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 860.3'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,934.49, E:1,733,724.72, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap, at the southerly most corner of John W. Turner, III, James Turner, & Jennifer Turner of record in Instrument Number 20181023-0105071, R.O.D.C., TN;

thence with said line, North 50°35'52" East, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap on the southwesterly line of lot 25;
thence with said line, South 32°10'25" East, a distance of 5.04 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 25;

thence with the southeasterly line of lot 25, North 50°35'52" East, a distance of 115.00 feet to a iron rod set by Dale and Associates, having a pink cap to the easterly most corner of lot 25 and to the westerly line of an area of unknown ownership;

thence with said line, South 01°12'19" East, a distance of 127.24 feet to a iron rod set by Dale and Associates, having a pink cap at the northerly most corner of lot 23;

thence with said line, South 50°35'52" West, a distance of 199.00 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 23;

thence with said line, South 50°35'52" West, a distance of 23.74 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 105.07 feet, with a radius of 879.90 feet, with a chord bearing of North 38°53'22" West, with a chord length of 105.00 feet to the point of beginning of herein described land, having an area of 27201.79 square feet or 0.62 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20 and all of lots 21 & 22, being the same property conveyed to Charlean Turner, Karen Turner, & Ronjour Turner, by Quitclaim Deed from Delorise Williams dated July 11 2019, of record in instrument number 20190723-0072146 R.O.D.C., TN;

LEGAL DESCRIPTION FOR UNKNOWN PORTION OF LAND IN FRONT OF 2307 WHITES CREEK PIKE

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of portion of lot 20 all of lot 21 & 22;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 860.3'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,934.49, E:1,733,724.72, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap, at the southerly most corner of John W. Turner, III, James Turner, & Jennifer Turner of record in Instrument Number 20181023-0105071, R.O.D.C., TN,;

thence with said line, South 32°10'25" East, a distance of 105.84 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly corner of lot 23;

thence leaving the common front corner of lot 22 & 23, South 50°35'52" West, a distance of 23.74 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 105.07 feet, with a radius of 879.90 feet, with a chord bearing of North 38°53'22" West, with a chord length of 105.00 feet to the point of beginning of herein described land, having an area of 3251.79 square feet or 0.07 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

A portion of the above-described real property was conveyed to Charlean Turner, Karen Turner, and Ronjour Jacobs by Default Judgment in case number 19-879-II, Chancery Court for Davidson County, Tennessee, entered on January 7, 2020, of record in Instrument No. 20200110-0003676, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Delorise Williams to Charlean Turner, Karen Turner, and Ronjour Turner, dated July 11, 2019, , of record in Instrument No. 20190723-0072146, Register's Office for Davidson County, Tennessee.

Also, part of the same property conveyed to Charlean Turner, Karen Turner, and Ronjour Jacobs by Default Judgment in case number 21-0582-I, Chancery Court for Davidson County, Tennessee, entered on March 10, 2022, of record in Instrument No. 20220323-0033058, Register's Office for Davidson County, Tennessee.

This is improved property known as 2307, 2311, 2315 and 0 Whites Creek Pike, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 07004/110.00, 07004/111.00, 07004/112.00, and 07004/140.00.

2307 Whites Creek Pike

2. Right of Way Agreement in Book 1469, Page 268, said Register's Office.
3. Subject to all matters on Plat Book 161, Page 94, said Register's Office.

0 Whites Creek Pike

4. Easement granted to Piedmont Natural Gas Company, Inc., a North Carolina corporation, of record in Instrument No. 20220208-0014682, said Register's Office.

2311 Whites Creek Pike

5. Easement of record in Book 6273, Page 730 and Instrument No. 20220208-0014682, said Register's Office.
6. Subject to all matters on Plat Book 161, Page 94, said Register's Office.
7. Right-of-Way Agreement in Book 1469, Page 268, said Register's Office.

2315 Whites Creek Pike

8. Easement of record in Book 6273, Page 733 and Instrument No. 20220208-0014682, said Register's Office.
9. Subject to all matters on Plat Book 161, Page 94, said Register's Office.

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ____ day of April 2022.

GRANTOR:

Charlean Turner

Charlean Turner

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned of the state and county mentioned, personally appeared **Charlean Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Tampa, FL, this 14 day of April 2022.

Notary Public

My Commission Expires: ____

JEFFREY L RHODES
Notary Public - State of Florida
Commission # HH 148000
My Comm. Expires Jul 1, 2025
Bonded through National Notary Assn.

GRANTOR:

Karen Turner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared **Karen Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 11th day of April 2022.

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Ronjour Jacobs

STATE OF Michigan
COUNTY OF Macomb

Before me, the undersigned of the state and county mentioned, personally appeared **Ronjour Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Macomb, MI, this 14 day of April 2022.

Notary Public

My Commission Expires: 6/23/2023

SUNNY JAIGIRDAR
Notary Public – State of Michigan
County of Macomb
My Commission Expires Jun 23, 2023
Acting in the County of Macomb