Karen Johnson Davidson County
Batch# 857609 DEEDWARR
05/18/2022 10:59:35 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20220518-0057389

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $60,000.00 Affiant Subscribed and sworn to before me, this the 13th day of May, 2022. 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:
XE Development Company, LLC	New Owner(s)	069-11-0-068.00
2245 Rosa L Parks Boulevard, # 282324		
Nashville, TN 37228		

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, **RJX PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), 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 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 the 13th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated September 20,2021 and known as Job No. 210227 as follows:

Beginning at an iron pin set at the northeast corner of this tract and the northwest corner of the James Utley II, Trustee property (Inst # 201211070103003 R.O.D.C., Tn.) and on the southerly margin of Ashland City Highway; thence with the margin of Ashland City Highway and a curve to the right having a radius of 1388.42' and a long chord of 83.21', said chord having a bearing of N72°33'19"W, a distance along the curve of 83.23' to an iron pin set; with a turnout curve to the left having a radius of 37.00'and a long chord of 63.99', said chord having a bearing of S49°18'20"W, a distance along the curve of 77.31' to an iron pin set on the northerly margin of Hydes Ferry Pike; thence with the northerly margin of Hydes Ferry Pike and a curve to the left having a radius of 382.40' and a long chord of 97.08', said chord having a bearing of S19°35'35"E a distance along the curve of 83.23' to an iron pin set at the southwest corner of the said Utley property; thence with Utley N41°22'55"E 144.26' to the point of beginning, containing 0.22 acres more or less. Being part of the same property conveyed to RJX Partners, LLC by deed of record in instrument No. 202106210083606, Register's Office of Davidson County, Tennessee.

Property subject to public utility easement in Bk 7883, pg. 279 Register's Office of Davidson County, Tennessee.

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 3910 Hydes Ferry Road, Nashville, TN 37218, 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 13th day of May, 2022.

RJX Partners, LLC, a Delaware Limited Liability Company

By: JSM
Joshua McDonald, Authorized 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 McDonald, Authorized 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 Authorized Member of RJX Partners, LLC, a Delaware 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 13th day of May, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025