Karen Johnson Davidson County
Batch# 945924 DEEDWARR
11/30/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20221130-0125377

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

Carmen Coats
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:
Jamie D. White	COMMUNITY MTG	070-02-0B-002-00
2825 Old Buena Vista Road	3401 COLLEGE BLVD #220	
Nashville, TN 37218	LEAWOOD, KS 66211	

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, **JOSHUA STEIG MCDONALD, AN UNMARRIED MAN AND 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 **JAMIE D. WHITE, A SINGLE 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 Unit No. 2825, on the plan of Homes at 2825 Old Buena Vista Road, a Horizontal Property Regime with Private Elements, of record in Exhibit "B", as shown on Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20210722-0098845, and amendments thereto, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Darryl D. Garrett by Warranty Deed from Eugene Campbell of record in Instrument No. 20010516-0050697 Register's Office for Davidson County, Tennessee, dated May 14, 2001 and recorded on May 16, 2001.

Said Darryl Dion Garrett died, intestate, February 2, 2003 survived by his wife, Patricia Denies Garrett and daughter Diondria Garrett.

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Patricia Denise Garrett of record in Instrument No. 20040927-0116106 Register's Office for Davidson County, Tennessee, dated September 02, 2004 and recorded on September 27, 2004

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Ricky Lee Garrett of record in Instrument No. 20210510-0062809 Register's Office for Davidson County, Tennessee, dated March 06, 2021 and recorded on May 10, 2021.

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Diondria Garrett of record in Instrument No. 20210513-0064925 Register's Office for Davidson County, Tennessee, dated December 27, 2020 and recorded on May 13, 2021.

Being a portion of the same property conveyed to XE Development Company, LLC by Warranty Deed from Sean Rayvon Harris, Nettie G. Williamson, and Annie R. Martin of record in Instrument

No. 20210621-0083077 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 21, 2021.

Being a portion of the same property conveyed to Joshua Steig McDonald, an unmarried man, by Tennessee Quitclaim Deed from XE Development Company, LLC of record in Instrument No. 20220729-0086639 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022.

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 2825 Old Buena Vista 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 22nd day of November, 2022.

JSM

Joshua Steig McDonald

XE Development Company, LLC
a Tennessee limited liability company

By: JSM
Joshua McDonald, Sole 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 Steig McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of XE Development Company, LLC, a Tennessee limited liability company, and that he, 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 22nd day of November, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 November 30, 2022 (date of document).

Affiant Signature

November 30, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2022

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023