This Instrument Prepared By	OATH OF VALUE
Buchalter, P.C. Josiah Reid, Edq. 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254-2659 After Recording, Return to: WCP Partners LLC 4303 Gallatin Pike, Ste 103 Nashville, TN 37216 Karen Johnson Davidson County Batch# 950239 **DEEDWARRSP** 12/12/2022 09:48:29 AM 8 pgs Fees: $43.00 Taxes: $3,404.00 20221212-0128565	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $920,000.00. Affiant Subscribed and sworn to before me this 9th day of December, 2022. Notary's Signature Seal My commission expires 11/3/25

SAVANNAH KATELYN SUITERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
WCP Partners LLC 4303 Gallatin Pike, Ste 103 Nashville, TN 37216	New Owner	**Tax Parcel Numbers:** 07004014000, 07004011200, and 07004011100, in Davidson County

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged XE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey, unto WCP Partners LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, those certain tracts or parcels of land located in Davidson county, Tennessee, and described with greater particularity in Exhibit A (the "Property"), attached and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging, to Grantee and its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is conveyed without any recorded monetary

liens, but such conveyance is subject to all matters of record and all matters that would have been revealed by a survey had Grantee prepared a current ALTA/NSPS survey with all Table A items selected, subject to future taxes and subject to any other matters revealed to Grantor to Grantee.

Grantor does not make any warranties of title as to oil, gas or any other mineral rights associated with the Property.

Grantor covenants and binds itself and its successors to warrant and forever defend the title to the Property to Grantee and its successors against all lawful claims by, through or under Grantor, but none other.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 9th day of December, 2022.

GRANTOR:

XE DEVELOPMENT COMPANY, LLC,
a Tennessee limited liability company

By: JSM
Name: Joshua McDonald
Its: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of December, 2022, personally appears before me, the undersigned, a Notary Public for the state and county aforesaid, Joshua McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of XE DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of such limited liability company as Owner.

WITNESS my hand and office, this 9th day of December, 2022.

NOTARY PUBLIC

Seal

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A
to Special Warranty Deed

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.

REMAINING PORTION OF LOT NO. 20

BEING A PORTION OF LOT NO. 20 IN THE DEWEY HEIGHTS ADDITION AS OF RECORD IN BOOK161, 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.

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.

(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.

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.

(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°35'32" 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.

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.

(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.

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.

BEING THE SAME PROPERTY CONVEYED TO XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CHARLENE TURNER, KAREN TURNER, AND RONJOUR JACOBS, OF RECORD IN INSTRUMENT NO. 202204260047482, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.