Karen Johnson Davidson County
Batch# 953456 DEEDWARR
12/20/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20221220-0131407

Warranty Deed

FELICIA KIELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Affiant Subscribed and sworn to before me, this the 16th day of December, 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)	092-05-0-191.00
1416 Breckenridge Court		
Whites Creek, TN 37189		

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, **MARJORIE LAVERNE HARRIS, REUBEN MICHAEL DANIEL HARRIS, AND ROBYN BEATRICE HARRIS MOTLAND,** 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:

Being a certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 and the northerly 20 feet of Lot No. 11 of Block No. 43 on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County.

Said Lot No. 12 and the northerly part of Lot No. 11 front together 45 feet on the westerly side of 33rd Avenue North, formerly Killarney Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Reuben O. Harris, a single person, by Warranty Deed from Alonzo Swett and wife, Lottie Swett of record in Book 5049, Page 441, Register's Office for Davidson County, Tennessee, dated July 23, 1976 and recorded on July 26, 1976.

The said Reuben O. Harris having died on or about February 6, 2020 leaving his heirs his wife, Marjorie Laverne Harris, and his children, Reuben Michael Daniel Harris, and Robyn Beatrice Harris Motland. See Affidavit of Heirship (executed by interested parties) recorded on October 14, 2022 in Instrument No. 20221014-0112718, Register's Office for Davidson County, Tennessee.

Affidavit of Heirship (executed by disinterested party) recorded on December ____, 2022 in Instrument No. __202212200131406____, Register's Office for 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 913 33rd Avenue North, Nashville, TN 37209, 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 16th day of December, 2022.

Marjorie Laverne Harris

Marjorie Laverne Harris

Reuben Michael Daniel Harris

Reuben Michael Daniel Harris

Robyn Beatrice Harris Motland

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marjorie Laverne Harris, Reuben Michael Daniel Harris, and Robyn Beatrice Harris Motland, 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 16 day of December, 2022.

Notary Public

My Commission Expires: 4/27/25

PHILIP GOZON GONZALES II
Notary Public - California
Orange County
Commission # 2355751
My Comm. Expires Apr 27, 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 December 20, 2022 (date of document).

Affiant Signature

December 20, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of December, 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