Karen Johnson Davidson County
Batch# 1024080 DEEDWARR
07/10/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230710-0052325

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 6th day of July, 2023. Brooke Hicks Notary Public My commission expires: 5/9/2026

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:
Joshua McDonald	CrossCountry Mortgage, LLC	069-12-0-012.00
3276 Hinkle Drive	2160 Superior Avenue	
Nashville, TN 37218	Cleveland, OH 44114	

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, **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 **JOSHUA MCDONALD, 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 Lot No. 2 on the Plan of Willie R. McCall Subdivision of record in Plat Book 8250, Page 737, 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 the same property conveyed to Allen Price by Warranty deed from Henry Hill, Jr, married of record in Instrument No. 20150506-0041360 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 06, 2015.

Being the same property conveyed to David Walker , not married by Quitclaim deed from Allen Price, not married of record in Instrument No. 20150710-0067304 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 10, 2015.

Being the same property conveyed to The Trustee of the Josephine Tennessee Investment Services Trust Agreement u/t/a dated June 25, 2021 by Quitclaim deed from David Walker, not married of record in Instrument No. 20210909-0121023 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on September 09, 2021.

Being the same property conveyed to XE Development Company, LLC, a Tennessee limited liability company by Tennessee Quitclaim deed from The Trustee of the Josephine Tennessee Investment Services Trust Agreement u/t/a dated June 25, 2021 of record in Instrument No. 20211208-0162955 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 08, 2021.

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 3818 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 6th day of July, 2023.

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 McDonald, Sole 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 Sole Member of XE Development Company, LLC, a Tennessee 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 6th day of July, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 9, 2023 (date of document).

Affiant Signature

July 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023