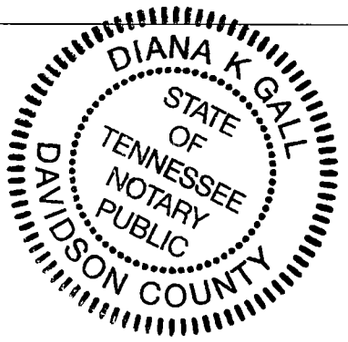
Karen Johnson Davidson County
Batch# 1043757 DEEDWARR
08/29/2023 11 59 02 AM 2 pgs
Fees $13 00 Taxes $1,628 00
20230829-0067636

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000 00

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2023

Notary Public

My commission expires. 4-6-26

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
MCH Development, LLC	New Owner(s)	042-04-0-117 00
8110 Isabella Lane, 200		
Brentwood, TN 37027		

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 **MCH DEVELOPMENT, 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat East Campbell Road and Old Amqui Road of record in Plat at Instrument No. 20220714-0081129, 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 Pandora Properties, LLC, a Tennessee limited liability company by General Warranty deed from Mike Weaks of record in Instrument No. 20190205-0010675 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 05, 2019

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Pandora Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20220527-0062112 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 27, 2022.

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Shannon Eastridge, a married man of record in Instrument No. 20220525-0060446 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 25, 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 0 Old Amqui Road, Madison, TN 37115, 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 25th day of August, 2023.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Steig 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, 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 25th day of August, 2023.

_____
Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON