Karen Johnson Davidson County
Batch# 1047704 DEEDQC
09/08/2023 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230908-0070670

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 31st day of AUGUST, 2023. Notary Public My Commission Expires: _____
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
XE Development Company, LLC 2245 Rosa L. Parks Blvd Suite 282324 Nashville, TN 37228	New Owner(s)	070-06-0-003-00 070-06-0-005-00

THIS QUITCLAIM DEED is made and effective as of the 31st day of August, 2023 (the "***Effective Date***"), by and between:

PHILLIP EDWARD ARRINGTON, A MARRIED MAN ("***Grantor***"); and

XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Parcel A:
Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee, and being a portion of Elizabeth M. Arrington as recorded in Book 4932, Page 683, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the northeast by Lot 8 and Lot 9 of Taigan's Court as recorded in Plat Book 6900, Page 710, RODC, bounded on the southeast by the remainder of said Arrington, and bounded on the west by the eastern ROW of Tucker Road. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found concrete monument lying on said eastern ROW of Tucker Road, being the southwest corner of said Lot 8 and being the northwest corner of the tract being described herein; thence leaving said ROW of Tucker Road with the common line of said Lot 8 and said Lot 9 South 81°54'32" East 216.55 feet to a point; thence leaving said common line with a new line South 71°53'18" West 194.29 feet to a point lying on said eastern ROW of Tucker Road; thence with said ROW of Tucker Road North 18°06'42" West 95.62 feet to the point of beginning. Tract contains 9,289 square feet or 0.21 acres.

Being the same property conveyed to William E. Arrington and wife, Elizabeth M. Arrington by Warranty Deed from Calvin Veach and wife, Lois P. Veach, of record in Book 4822, Page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Faimon, Trustee by deed from William E. Arrington, Jr. and wife, Elizabeth M. Arrington, of record in Book 4932, Page 683, Register's Office for Davidson County, Tennessee, dated June 4, 1975 and recorded on July 17, 1975 and within the same deed the said William J. Faimon, Trustee conveyed his interest in the subject property to Elizabeth M. Arrington.

Parcel B:
Being a tract of land lying in the 2nd Council District of Davidson County, Nashville, Tennessee, and being a portion of Elizabeth M. Arrington as recorded in Book 4932, Page 683, Register's Office of Davidson County, Tennessee (RODC) and all of Elizabeth M. Arrington as recorded in Book 4932, Page 685, RODC. Said tract being bounded on the north by the remainder of said Arrington as recorded in Book 4932, Page 683, RODC and by Lot 9 of Taigan's Court as recorded in Plat Book 6900, Page 710 RODC, bounded on the southeast by the northwestern right of way (ROW) of Buena Vista Pike, and bounded on the west by the eastern ROW of Tucker Road. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found ½" iron rod lying on said northwestern ROW of Buena Vista Pike, being the southeast corner of said Lot 9 and being the northeast corner of the tract being described herein; thence with said ROW of Buena Vista Pike with the following: with a curve to the left having an arc length of 96.60 feet, a central angle of 01°45'48", a radius of 3,138.98 feet, and having a chord bearing and distance of South 26°32'26" West 96.60 feet to a point; thence with a curve to the left having an arc length of 310.46 feet, a central angle of 23°02'17", a radius of 772.12 feet, and having a chord bearing and distance of South 14°08'24" West 308.38 feet to a point lying on said eastern ROW of Tucker Road; thence with said ROW of Tucker Road North 18°06'42" West 348.30 feet to a point; thence leaving said ROW of Tucker Road with a new line North 71°53'18" East 194.29 feet to a point; thence with the common line of said Lot 9 South 81°54'32" East 42.53 feet to the point of beginning. Tract contains 35,879 square feet or 0.82 acres.

Being the same property conveyed to William E. Arrington and wife, Elizabeth M. Arrington by Warranty deed from Jewell F. Stewart, of record in Book 4657, Page 204, Register's Office for Davidson County, Tennessee, dated November 15, 1972 and recorded on November 21, 1972.

Being the same property conveyed to William J. Faimon, Trustee by deed from William E. Arrington, Jr. and wife, Elizabeth M. Arrington, of record in Book 4932, Page 685, Register's Office for Davidson County, Tennessee, dated June 4, 1975 and recorded on July 17, 1975 and within the same deed the said William J. Faimon, Trustee conveyed his interest in the subject property to Elizabeth M. Arrington.

Both Parcels:
Elizabeth Arrington died November 27, 1991, her estate being administered for Muniment of Title only through Davidson County Probate Court, Docket No. 98355.

Last Will and Testament of Elizabeth Arrington devised subject property to her son, Phillip Edward Arrington, a copy being recorded in Instrument No. 20211129-0157400, in the Register's Office for Davidson County, Tennessee.

***See also* copy of Order Admitting Will to Probate recorded in Instrument No. 20211129-0157399, in the Register's Office for Davidson County, Tennessee.**

***See also* copy of Order Granting Motion to Expedite and Admitting Will to Probate for Muniment of Title recorded in Instrument No. 20211129-0157401, in the Register's Office for Davidson County, Tennessee.**

This property is not the marital homestead of the Grantor.

Parcel A: is unimproved property commonly known as 2708 Tucker Road, Nashville, TN 37218.
Parcel B: is improved property commonly known as 2700 Tucker Road, Nashville, TN 37218.

This conveyance is being made subject to (i) any applicable taxes; (ii) any applicable zoning and setback requirements; (iii) any applicable general utility, sewer, and drainage easements; (iv) any applicable subdivision and/or condominium declarations, covenants, restrictions, and easements; (iv) all matters of record; and (v) any other matters which may affect the Property, whether or not of record.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Phillip Edward Arrington

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, PHILLIP EDWARD ARRINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2023.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Patti Robitaille
Notary Public

My Commission Expires: _____

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 August 31, 2023 (date of document).

Affiant Signature

September 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of September, 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