THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 1064846 DEEDQC
10/26/2023 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231026-0083765

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
XE Development Company, LLC 3276 Hinkle Drive Nashville, TN 37218	New Owner	042-04-0-116.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Marietta H. McDonald, a married woman***, by these presents does hereby quitclaim and convey unto **XE Development Company, LLC**, their heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Re-subdivision of Lot 2, Re-subdivision of Lot 28 on the Bransford Realty Company's Amqui Subdivision, of record in Instrument Number 20220808-0090256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 2 fronts 46.00 feet on the north margin of Old Amqui Road and extends back 221.98 feet on the west line and 221.98 feet on the east line to a line on the rear measuring 46.00 feet.

Being a portion of the same property conveyed to Shannon Eastridge, an unmarried man by Warranty Deed from Michael A. Jenkins and wife, Ha Jong Jenkins dated October 25, 2013 and recorded October 29, 20136 in Instrument Number 20131029-0112287, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Shannon Eastridge and Amy Eastridge, husband and wife, as joint tenants with the right of survivorship by Quitclaim Deed from Shannon Eastridge, a married man, who acquired title as an unmarried man dated May 25, 2019 and recorded July 08, 2019 in Instrument Number 20190708-0066316, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Shannon Eastridge and Amy Eastridge, husband and wife, dated May 16, 2022 and recorded May 25, 2022 in Instrument Number 20220525-0060440, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marietta H. McDonald, a married woman, by Tennessee Quitclaim Deed from XE Development Company LLC dated August 15, 2023 and recorded August 15, 2023 in Instrument Number 20230815-0063445, Register's Office for Davidson County, Tennessee.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 226 Old Amqui Road, Nashville, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires:
(Affix Seal)
3-3-26

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 25th day of October, 2023.

Marietta H. McDonald

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 **Marietta H. McDonald**, 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 on this the 25th day of October, 2023.

Notary Public

My Commission Expires:
3-3-26

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 October 25, 2023 (date of document).

Affiant Signature

October 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 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