Karen Johnson Davidson County
Batch# 1067983 DEEDWARR
11/02/2023 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,526.25
20231102-0085936

Warranty Deed

CAITLIN MCKEIGHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $412,500.00. Affiant Subscribed and sworn to before me, this the 30th day of October, 2023. Notary Public My commission expires: 7-7-25

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:
		042-04-0-116.00 042-04-0A-001.00-CO 042-04-0A-002.00-CO 042-04-0-121.00
Rhythm Development GP	New Owner(s)	042-04-0-120.00
355 Hazel Avenue		
Webster Groves, MO 63119		

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 **RHYTHM DEVELOPMENT GP, A TENNESSEE GENERAL PARTNERSHIP**, 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:

Parcel 1:

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.

Being the same property conveyed to XE Development Company, LLC by Quitclaim Deed from Marietta H. McDonald, a married woman dated October 25, 2023 and recorded on October 26, 2023 of record in Instrument Number 20231026-0083765, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Unit A, as shown on the Plan attached to Declaration for Homes at 228 Old Amqui Road, a Horizontal Property Regime, of record in Instrument No. 20230208-0009127, 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 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, 2013 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.

Parcel 3:

Land in Davidson County, Tennessee, being Unit B, as shown on the Plan attached to Declaration for Homes at 228 Old Amqui Road, a Horizontal Property Regime, of record in Instrument No. 20230208-0009127, 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 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.

Parcel 4:

Land in Davidson County, Tennessee, being Lot No. 2 on the Minor Final Plat, Re-subdivision of Lot 1, East Campbell Road and Old Amqui Road, of record in Instrument Number 20230313-0018181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Wendell E. Darrow and wife, Julie M. Darrow by Warranty Deed from Fannie D. Cruise, an unmarried widow dated January 18, 1994 and recorded January 24, 1994 in Book 9228, Page 215, Register's Office for Davidson County, Tennessee. Wendell E. Darrow died on or about July 06, 2012, leaving Julie M. Darrow, as surviving tenant by the entirety.

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Julie M. Darrow, an unmarried woman, dated January 31, 2023 and recorded February 02, 2023 in Instrument Number 20230202-0007748, Register's Office for Davidson County, Tennessee.

Parcel 5:

Land in Davidson County, Tennessee, being Lot No. 1 on the Minor Final Plat, Re-subdivision of Lot 1, East Campbell Road and Old Amqui Road, of record in Instrument Number 20230313-0018181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Wendell E. Darrow and wife, Julie M. Darrow by Warranty Deed from Fannie D. Cruise, an unmarried widow dated January 18, 1994 and recorded January 24, 1994 in Book 9228, Page 215, Register's Office for Davidson County, Tennessee. Wendell E. Darrow died on or about July 06, 2012, leaving Julie M. Darrow, as surviving tenant by the entirety.

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Julie M. Darrow, an unmarried woman, dated January 31, 2023 and recorded February 02, 2023 in Instrument Number 20230202-0007748, 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 226, 228A, 228B & 228C Old Amqui Road and 121 A & 121 B East Campbell 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 30th day of October, 2023.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: _____
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 30th day of October, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-03-2025

Notary Public

My Commission Expires: 3·3·25

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 30, 2023 (date of document).

Affiant Signature

November 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 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