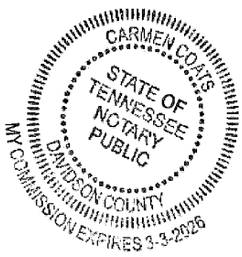
Karen Johnson Davidson County
Batch# 1078846 DEEDWARR
12/05/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231205-0094094

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 29th day of November, 2023. Notary Public My commission expires:

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:
XE Development Company, LLC	New Owner(s)	11603004400
2245 Rosa L Parks Blvd. #282324		
Nashville, TN 37228		

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, **LOMBARDY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XE DEVELOPMENT COMPANY, 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 the easterly 200 feet of Lot No. 151 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract as of record in Book 421, Page 100 of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 151 fronts 100 feet on the westerly side of Woodmont Boulevard, formerly Woodmont Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Mark Hafner and wife, Stephanie Hafner from William M. Shaw, by Warranty Deed dated September 1, 1978, of record in Book 5335, Page 296, said Register's Office Being further conveyed to Stephanie B. Echols from Mark Hafner by Quitclaim Deed dated May 9, 1983, of record in Book 6060, Page 424, said Register's Office.

Stephanie Birdwell Echols died testate on or about April 8, 2020. Andrew Hooper Mizell IV has been appointed Personal Representative of the Estate of Stephanie Birdwell Echols. See Probate of Estate of Stephanie Birdwell Echols in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) Docket No. 20P732. The Will of Stephanie Birdwell Echols created the Stephanie Birdwell Echols Trust and devised her residuary estate to said trust.

Andrew Hooper Mizell, IV and Thomas B. Bartlett were appointed as Co-Trustees of the Stephanie Birdwell Echols Trust and are authorized to sign on behalf of said trust. Thomas B. Bartlett died May 20, 2023 and Andrew Hooper Mizell, IV is authorized to sign as sole trustee on behalf of said trust. Stephanie B. Echols and Stephanie Birdwell Echols are one and the same person.

Being the same property conveyed to Lombardy Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Hooper Mizell, IV, Personal Representative of the Estate of Stephanie Birdwell Echols, and Andrew Hooper Mizell, IV, as Trustee of the Stephanie Birdwell Echols Trust of record in Instrument No. 20230530-0040444 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on May 30, 2023.

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 167 A Woodmont Boulevard, Nashville, TN 37205, 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 29th day of November, 2023.

Lombardy Partners, LLC, a Tennessee Limited Liability Company

By: _____
Jim Jacobs, 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 Jim Jacobs, 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 Lombardy Partners, 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 29th day of November, 2023.

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

_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 29, 2023** (date of document).

Affiant Signature

December 5, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25