This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22450-AP

Karen Johnson Davidson County
Batch# 1114860 DEEDWARR
03/25/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20240325-0020501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
X5 Construction LLC 1760 Umbria Drive Brentwood TN 37027	New Owner	070-05-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ian Ratliff, and Joshua Davis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **X5 Construction LLC, a 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of Lot No. 10 on the plan of Alpine Terrace Subdivision as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Stivers Street 75 feet northerly from the common corner of Lots 9 and 10; thence northwesterly with the easterly margin of Stivers Street 76 feet to a point; the same being the southeasterly corner of a tract conveyed to James L. Humphrey, et ux, by deed from James Henderson, et ux, of record in Book n/a, page n/a, Register's Office for said County, thence eastwardly with the southerly margin of said Humphrey's, 99 feet to a point of the westerly margin of Goodrich Street; thence southerly with the westerly margin of Goodrich Street 54 feet to a point; thence westwardly with the northerly line of a tract conveyed to Walter Vandygriff, of record in Book 1970, page 565, said Register's Office, 102 feet to a point in the beginning.

Being the same property conveyed to Ian Ratliff and Joshua Davis, as tenants in common by Warranty Deed from Rodney Patrick, dated May 3, 2023, recorded May 5, 2023, of record in Instrument No. 20230505-0033610, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **2412 Stivers Street, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2024.

GRANTOR:

Ian Ratliff

Joshua Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ian Ratliff and Joshua Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2024.

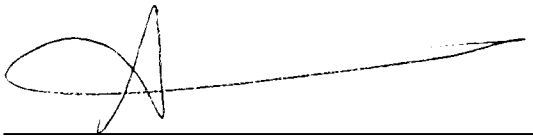
CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202403250020501

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-25-2024.



Affiant Signature

3-25-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-25-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal