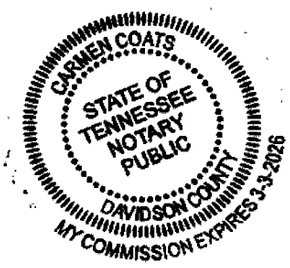
Karen Johnson Davidson County
Batch# 1126493 DEEDWARR
04/23/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240423-0029347

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 19th day of April, 2024. 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)	071-02-0-141.00
3818 Hydes Ferry Road		
Nashville, TN 37218		

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, **MARGARITE A. DISHMAN, AN UNMARRIED WOMAN**, 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 part of Lot No. 6 on the second plan of Brooklyn, as shown on plat of record in Book No. 19, page 505, Register's Office for Davidson County, Tennessee.

From the North West corner of said Lot No. 6, along the Easterly margin of Brick Church Pike 50 feet in a Southerly Direction to the point of beginning, said part of said lot fronts on the Easterly margin of Brick Church Pike 100 feet in a Southerly direction from the point of beginning, extending back 150 feet between parallel lines to an alley measuring 100 feet thereon.

However, there is excepted out of the above described property, that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee for right-of-way purposes, as recorded in Book 9880, Page 19, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Charlie M. Parrish and wife, Elsie Parrish by Warranty deed from G.M. Walker of record in Book 2195, page 597, Register's Office for Davidson County, Tennessee, dated September 05, 1953 and recorded on September 08, 1953.

Being the same property conveyed to Elsie Parrish by Warranty deed from Charlie M. Parrish of record in Book 4358, page 939, Register's Office for Davidson County, Tennessee, dated August 20, 1969 and recorded on August 20, 1969.

The said Elsie Parrish is deceased, having died on or about January 31, 2003. Margarite A. Dishman is Elsie Parrish's sole heir by Affidavit of Heirship signed on April 18, 2024 and recorded in the Registers Office for Davidson County, TN as Instrument No. __202404230029346_____.

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 2415 Brick Church Pike, Nashville, TN 37207, 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 19th day of April, 2024.

Margarite A Dishman

Margarite A. Dishman

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 Margarite A. Dishman, 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 this 19th day of April, 2024.

Notary Public

My Commission Expires: _____

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

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 **April 19, 2024** (date of document).

Affiant Signature

April 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of April, 2024.

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