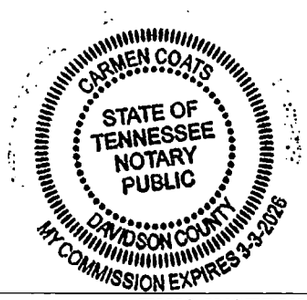
Karen Johnson
Batch # 1128886
04/30/2024 09:34:30 AM
Fees: $13.00 Taxes: $471.75

Davidson County
DEEDWARR
2 pgs

20240430-0031235

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $127,500.00. Affiant Subscribed and sworn to before me, this the 26th 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:
John Brady Warner III Ashley Warner	New Owner(s)	042-04-0-122.00
6059 Stroud Road		
Cedar Hill, TN 37032		

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 **JOHN BRADY WARNER III AND ASHLEY WARNER, MARRIED**, 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 Lot No. 3 on the Plan of Minor Final Plat, Re-Subdivision of Lot 1 East Campbell Road and Old Amqui Road of record in Plat at Instrument No. 20230313-0018181, 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 Wendell E. Darrow and wife, Julie M. Darrow by Warranty deed from Fannie D. Cruise, an unmarried widow of record in Book 9228, page 215, Register's Office for Davidson County, Tennessee, dated January 18, 1994 and recorded on January 24, 1994.

The said person Joe H. Cruise is deceased.

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 of record in Instrument No. 20230202-0007748 Register's Office for Davidson County, Tennessee, dated January 31, 2023 and recorded on February 02, 2023.

The said Wendell E. Darrow having since died leaving Julie M. Darrow as surviving tenant by the entirety.

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 117 East Campbell Road Unit A, 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 26th day of April, 2024.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Steig 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 Steig 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 26th day of April, 2024.

_____
Notary Public

My Commission Expires: 7/13/2024

