# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132836 DEEDWARR
05/09/2024 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240509-0034158

STATE OF Tennessee
COUNTY OF Henry

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $295,000.00

Penny Kay Wimberly
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 30 DAY OF April, 2024

Kathy Pruiett
Notary Public

MY COMMISSION EXPIRES: 07/26/2027
(AFFIX SEAL)

KATHY PRUIETT STATE OF TENNESSEE NOTARY PUBLIC HENRY COUNTY My Commission Expires 07-26-2027

**THIS INSTRUMENT WAS PREPARED BY**
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: X&L Properties LLC | SEND TAX BILLS TO: X&L Properties LLC | MAP0PARCEL NO.(S) 096 10 0 181.00 |
|---|---|---|
| (NAME) 8011 Brooks Chapel Road | (NAME) 8011 Brooks Chapel Road | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Penny Kay Wimberly NKA Penny K. Brown and Jerald J. Brown, wife and husband, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto X&L Properties LLC, a Tennessee Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot No. 354 on the Plan of CLOVERHILL, SECTION V, of record in Plat Book 2133, Page 88, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Penny Kay Wimberly, a single person, and Jerald J. Brown, a single person, by Quitclaim Deed from Penny Kay Wimberly, of record in Book 10936, Page 194, in the Register's Office of Davidson County, Tennessee, dated May 08, 1998, and recorded on May 18, 1998.

Penny Kay Wimberly NKA Penny K. Brown and Jerald Brown having since been married on September 22, 2007.

This conveyance is subject to (a) all restrictions of record: (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☑
This is improved ☐ property, known as 2915 Emery Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of April, 2024.

Penny Kay Wimberly NKA Penny K Brown
Penny Kay Wimberly NKA Penny K. Brown

Jerald J. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of April, 2024, before me personally appeared Penny Kay Wimberly NKA Penny K. Brown and Jerald J. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of April, 2024.

Kathy Pruiett
Notary Signature
My commission expires: 07/26/2027

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

**Tennessee Certification of Electronic Document**

I, Alan Alsobrook, 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 4/30/2024 (date of document).

Affiant Signature

4/30/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27