Karen Johnson Davidson County
Batch# 1154217 DEEDWARR
07/08/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240708-0050520

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $580,000.00. Affiant Subscribed and sworn to before me, this the 27th day of June, 2024. Notary Public My commission expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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:
Madelyn Reyes Living Trust	New Owner	069-11-0-068.00
3910 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, **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 **MADELYN REYES, TRUSTEE OF THE MADELYN REYES LIVING TRUST DATED NOVEMBER 2, 2022**, 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 the 13th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated September 20,2021 and known as Job No. 210227 as follows:

Beginning at an iron pin set at the northeast corner of this tract and the northwest corner of the James Utley II, Trustee property (Inst # 201211070103003 R.O.D.C., Tn.) and on the southerly margin of Ashland City Highway; thence with the margin of Ashland City Highway and a curve to the right having a radius of 1388.42' and a long chord of 83.21', said chord having a bearing of N72°33'19"W, a distance along the curve of 83.23' to an iron pin set; with a turnout curve to the left having a radius of 37.00'and a long chord of 63.99', said chord having a bearing of S49°18'20"W, a distance along the curve of 77.31' to an iron pin set on the northerly margin of Hydes Ferry Pike; thence with the northerly margin of Hydes Ferry Pike and a curve to the left having a radius of 382.40' and a long chord of 97.08', said chord having a bearing of S19°35'35"E a distance along the curve of 83.23' to an iron pin set at the southwest corner of the said Utley property; thence with Utley N41°22'55"E 144.26' to the point of beginning, containing 0.22 acres more or less.

Being the same property conveyed to William Odell Paty, Jr by Quitclaim deed from Janice Butler and Pete Wahitaker, both as Substitute Co-Trustee Of The Testamentary Trust Created under the will of Louise Hornbuckle Paty of record in Instrument No. 20200521-0052705 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 21, 2020.

Being the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Ronald Odell Hornbuckle and Janice Louise Hornbuckle Butler and Joy Anita Hornbuckle Barnes and James Boyd Whitaker and William Odell Party, Jr of record in Instrument No. 20200814-0091474 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 14, 2020. Scriveners Affidavit recorded on November 09, 2020 in Instrument No. 20201109-0131842.

Being part of the same property conveyed to RJX Partners, LLC, a Delaware limited liability by Warranty deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210621-0083606 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 21, 2021.

Being the same property conveyed to XE Development Company, LLC, a Tennessee limited liability company by Warranty Deed from RJX PARTNERS LLC of record as Instrument Number 20220518-0057389, Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 18, 2022.

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 3910 Hydes Ferry Road, Nashville, TN 37218, 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 27th day of June, 2024.

XE Development Company, LLC, a Tennessee Limited Liability Company

By: _____ JSM
Joshua 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 McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of XE Development Company, LLC, a Tennessee Limited Liability Company, and that he, 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 27th day of June, 2024.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/27/24 (date of document).

Affiant Signature

7/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON