This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22860-AP

Karen Johnson Davidson County
Batch# 1167060 DEEDWARR
08/06/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20240806-0059979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Patricia M. Lanigan
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of August, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia M. Lanigan Revocable Trust 947 31st Ave Nashville, TN 37209	New Owner	092 05 0 166.00

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, **X5 Construction LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patricia M. Lanigan and William P. Lanigan as Co-Trustees of the Patricia M. Lanigan Revocable Trust dated December 27, 2012 as amended and restated January 22, 2019,** 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. 17 on the Map of the Subdivision, of George I. Waddey's Subdivision of Blocks 16 and 26 Midway, of record in Plat Book 421, Page 55, in the Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the Westerly side of 31st Avenue North and runs back between parallel lines, with the Southerly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to X5 Construction LLC by Warranty Deed from Kendra Richardson, dated June 26, 2023, recorded June 26, 2023, of record in Instrument No. 20230626-0048346, Register's Office for Davidson County, Tennessee.

This is improved property located at: **947 31st Avenue North, Nashville, TN 37209**

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 6th day of August, 2024.

GRANTOR:

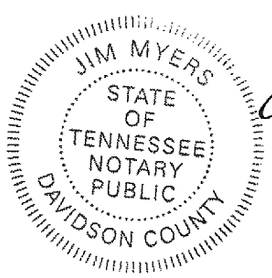
X5 Construction LLC,
a Tennessee Limited Liability Company

By: _____
Christopher M. Corriveau, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M Corriveau, 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 is the Authoirzed Agent of X5 Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

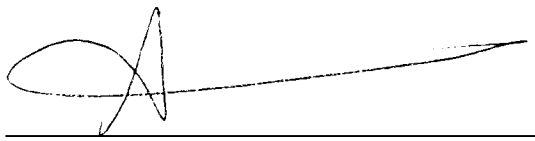
WITNESS my hand and seal at office this 6th day of August, 2024.



_____
Notary Public
My Commission expires: 1-16-2024

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 **8-6-2024**.



Affiant Signature — **8-6-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8-6-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal