Karen Johnson Davidson County
Batch# 1174476 DEEDWARR
08/26/2024 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20240826-0065407

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38276-07-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 21st day of August, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: X5 Construction, LLC 1760 Umbria Dr. Brentwood, TN 37027	Send Tax Bills To: New Owner 1760 Umbria Dr. Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 12902003400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas F. Siami, as Successor Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as amended and restated on December 3, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **X5 Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 213 Baskin Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 20th day of August, 2024.

Thomas F. Siami, Successor Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as Amended and Restated on December 3, 2012

STATE OF KENTUCKY

COUNTY OF Jefferson

Before me, a Notary Public of said County and State, personally appeared Thomas F. Siami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Successor Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as Amended and Restated on December 3, 2012, the within named bargainor, and that he as such Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself as Successor Trustee of the Elizabeth P. Gobbel Revocable Trust, established on June 5, 2007, as Amended and Restated on December 3, 2012.

Witness my hand and official seal this 20 day of August, 2024.

Lisa R Dunham
Notary Public

My Commission Expires: 11/02/2024

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP17894
My Commission Expires Nov. 2, 2024

~~EXHIBIT "A"~~

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 935 on the Plan of WEST MEADE FARMS, INC., SECTION XII, of record in Plat Book 2331, Page 111, Register's Office for said County.

Said Lot No. 935 fronts 209.8 feet on the Southwesterly side of Baskin Drive and extends back 509 feet on the Northwesterly line and 562 feet on the Southeasterly line to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Walter G. Gobbel and wife, Elizabeth P. Gobbel by Warranty Deed from E. A. Wortham, former President, Ronald L. Voss, Jr., former Secretary-Treasurer of West Meade Farms, Inc., and J. C. Schutt, Neil H. Cargile and T. H. Mitchell, Sr., the Directors of said Corporation at the time of its dissolution acting in their capacity now as Trustees for the former corporation, of record in Book 4056, Page 273, in the Register's Office of Davidson County, Tennessee, dated May 18, 1964, and recorded on September 09, 1966.

Being the same property conveyed to Walter G. Gobbel, Jr. and wife, Elizabeth P. Gobbel, Trustees U/A/D August 01, 1996 and any amendments thereto, by Quitclaim Deed from Walter G. Gobbel and wife, Elizabeth P. Gobbel, Individually, of record in Book 10147, Page 411, in the Register's Office of Davidson County, Tennessee, dated August 01, 1996, and recorded on August 06, 1996.

Being the same property conveyed to Walter G. Gobbel, Jr., Trustee of the Walter G. Gobbel, Jr. Revocable Trust established on June 5, 2007 and Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust established on June 5, 2007, as equal tenants-in-common, by Quitclaim Deed from Walter G. Gobbel, Jr. and Elizabeth P. Gobbel, Trustees of the Walter C. Gobbel, Jr. and Elizabeth P. Gobbel Joint Revocable Living Trust Agreement, of record in Instrument No. 20070608-0069137, in the Register's Office of Davidson County, Tennessee, dated June 05, 2007, and recorded on June 08, 2007. The said Walter G. Gobbel, Jr., died on June 09, 2017, Appointing Thomas F. Siami as Successor Trustee.

Being the same property conveyed to Elizabeth P. Gobbel, Trustee of the Elizabeth P. Gobbel Revocable Trust Established on June 5, 2007, by Trustee's Quitclaim Deed from Thomas F. Siami, Successor Trustee of the Walter G. Gobbel, Jr. Revocable Trust established on June 5, 2007, of record in Instrument No. 20180322-0027223, in the Register's Office of Davidson County, Tennessee, dated March 22, 2018, and recorded on March 22, 2018. The said Elizabeth P. Gobbel died on March 15, 2023.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION XII, as recorded in Plat Book 2331, Page(s) 111.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2536, Page 115.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/20/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

