This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End, Suite 1550
Nashville, Tennessee 37203
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1225742 DEEDWARR
01/13/2025 12:14:30 PM 6 pgs
Fees: $33.00 Taxes: $6,852.40
20250113-0002523

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Real Estate Solutions Group, LLC 100 Saddle Springs Road Thompson Station, TN 37219	Same Address as New Owner.	Map/Parcel 032-00-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **XE DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **REAL ESTATE SOLUTIONS GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> **ALL THAT TRACT OR PARCEL** of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of January, 2025.

GRANTOR:

XE DEVELOPMENT COMPANY, LLC,
a Tennessee limited liability company

By: JSM
Name: Joshua McDonald
Title: Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joshua McDonald, the managing member of XE Development Company, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the managing member of XE Development Company, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 9 day of January 2025.

My Commission Expires:

9-8-25

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,852,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT "A"

Legal Description of Property

Being property in the Davidson County, Tennessee, bounded as follows: Beginning at a point in the center of Hunter's Lane, opposite fence, being Nickens' northwest corner, and running thence with center line of Hunter's Lane, North 1 degrees 30 minutes East 381.6 feet; thence North 82 degrees 42 minutes East 746' to black locust; thence South 1 degrees 30 minutes West 528.8 feet to stake in Nickens' north fence line, 12 feet west of 36" oak; thence with Nickens' north fence line, North 85 degrees 42 minutes West 735' to beginning, containing 7.65 acres.

Being the same property conveyed to XE Development Company, LLC, a Tennessee limited liability company by Warranty Deed from Lenon Jean Anderson, unmarried, dated February 1, 2022, and recoded February 14, 2022, in Instrument No. 20220214-0016873, Register's Office of Davidson County, Tennessee.

Address of Property: 1300 Hunters Lane, Nashville, Tennessee 37207.

Tax Parcel Id: Map/Tax Parcel 032-00-0-050.00.

Exhibit "B"

Permitted Exceptions

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Taxes for the year 2024, a lien due and payable, but not delinquent.

3. Soil Absorption Letter for Sewage Disposal System of record in Book 5201, Page 339, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jared Wyatt, do hereby make oath that I am a licensed attorney and/or 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 January 10, 2025 (date of document).

Affiant Signature

January 10, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON