This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1225742 DEEDQC
01/13/2025 12:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250113-0002524

QUIT CLAIM DEED

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

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **XE DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*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
Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing member of XE Development Company, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of January, 2025.

Samantha Birdsall
Notary Public

My Commission Expires:
9-8-25

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

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 9 day of January, 2025.

Affiant

Samantha Birdsall
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 the Property

A tract of land in the 10th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north and east by Jackson, on the south by Metro Gov't School and on the west by Hunters Lane and being more particularly described as follows:

Beginning at a point in the centerline of Hunters Lane, right-of-way width varies, near the northwesterly property corner of a tract of land conveyed to Metro Gov't School as of record in Book 5189, Page 742, Register's Office for Davidson County, Tennessee; said point being the southwesterly property corner of the herein described tract; thence,

1. With the centerline of said Hunters Lane, North 05 degrees 07 minutes 36 seconds East, 383.33 feet to a point in the centerline of said Hunters Lane; said point being near the southwesterly property comer of a tract of land conveyed to Wille Lee Jackson as of record in Book 8001, Page 58, Registers Office for Davidson County, Tennessee; thence.

2. Leaving the centerline of said Hunters Lane, and with the southerly property line of said Willie Lee Jackson property, and generally following an existing fence line, North 87 degrees 00 minutes 27 seconds East, passing through an iron rod (found) at 27.07 feet, for a total distance of 131.89 feet to an iron rod (set); thence,

3. North 86 degrees 11 minutes 40 seconds East, 606.15 feet to an iron rod (set); thence,

4. South 29 degrees 14 minutes 23 seconds East, 9.26 feet to an iron rod (set); thence,

5. With a westerly property line of said Willie Lee Jackson. South 05 degrees 12 minutes 54 seconds West. 517.97 feet to an iron rod (found) in the north property line of the aforementioned Metro Gov't School property; thence,

6. With the north property line of said Metro Gov't School property, in part, North 84 degrees 41 minutes 11 seconds West, 81.20 feet to an iron rod (set); thence,

7. North 82 degrees 37 minutes 54 seconds West, 185.21 feet to an iron rod (set); thence,

8. North 82 degrees 05 minutes 01 seconds West, 186.04 feet to an iron rod (set); thence,

9. North 82 degrees 14 minutes 09 seconds West, passing through an existing fence post at 255.18 feet, for a total distance of 282.01 feet to the Point Of Beginning and containing 334,737 square feet or 7.68 acres, more or less as calculated by the above courses and distances which were within the precision requirements of an AL TNNSPS Land Title Survey of 2021.

Being the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lenon Jean Anderson, unmarried, as of record in Instrument No. 20220214-0016873, Registers Office for Davidson County, Tennessee.

According to an ALTA/NSPS Land Title Survey by JTA Land Surveying Inc., Tenn. RLS No. 2287, having an address of 3384 North Mt. Juliet Road, Suite 900, Mt. Juliet Tennessee 37122, dated December

12, 2024, and designated as Job No. 2024-596.

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

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

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