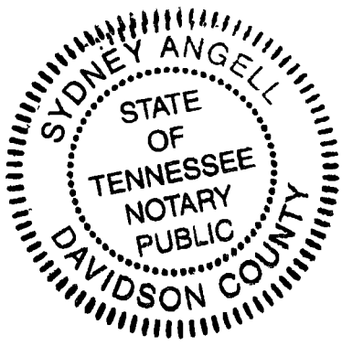
Karen Johnson
Batch # 1239010
02/20/2025 02 34 22 PM
Fees $13 00 Taxes $2,219 63
Davidson County
DEEDWARR
2 pgs
20250220-0012510

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,900 00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2025

Notary Public

My commission expires 3·20·28

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
Steven D Townsend LaToya Townsend	Movement Mortgage, LLC	092-05-0-362 00
815 33rd Avenue North	8024 Calvin Hall Rd	
Nashville, TN 37209	Indian Land, SC 29707	

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 **STEVEN D. TOWNSEND AND LATOYA TOWNSEND, HUSBAND AND WIFE,** 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. 5 of Block 3 on the Map of Fisk University Place, as of record in Plat Book 421, Page 5, Register's Office for Davidson County, Tennessee

Said Lot fronts 25 feet on the west side of 33rd Avenue North and Runs back between Parallel lines 150 feet to an alley along with Lot Nos. 4 and 6

Being a portion of the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Corinthian Baptist Church, an Tennessee non-profit corporation a/k/a Corinthian Baptist Church, an unincorporated association of record in Instrument No 20220321-0032132 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 21, 2022

Being the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Compan by Quitclaim Deed from XE Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220324-0034087 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 24, 2022.

This deed fixes a topographical error in the prior deed that stated Lot No. 5 fronts 75 feet instead of the correct 25 feet

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 815 33rd Avenue North, Nashville, TN 37209, 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 13th day of February, 2025.

XE Development Company LLC, a Tennessee Limited Liability Company

By:_____
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 13th day of February, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29