WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

Karen Johnson
Batch # 1243931
03/06/2025 11 08 50 AM
Fees $13 00 Taxes $1,461 50
20250306-0016921

Davidson County
DEEDWARR
2 pgs

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

This area for recording stamp

MST 2025-0146

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Casey Zima and Heidi Zima	Cadence Bank	161-13-0-008 00
(NAME)	(NAME)	
5609 Hickory Meadows Ct	P. O. Box 3790	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **X&L Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Zima and Heidi Zima, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 33-A on the Plan of Zone Lot Division Lot 33 Section Two, Brentwood Meadows of record in Plat Book 6250, Page 655, amending Plat Book 5200, Page 782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to X&L Properties LLC, a Tennessee limited liability company, by Warranty Deed of Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20240410-0025371, Register's Office for Davidson County, Tennessee, dated 04/01/2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 782, as amended in Plat Book 6250, Page 672, Register's Office for Davidson County, Tennessee Restrictions of record in Book 6291, Page 292, in the Register's Office for Davidson County, Tennessee Gas Line Easement of record in Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee. Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee.

This property, known as 5609 Hickory Meadows Ct., Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th DAY OF March, 2025

Tennessee Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee

This property, known as 5609 Hickory Meadows Ct , Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 4th DAY OF March, 2025

X&L Properties LLC, a Tennessee limited liability company

BY: Jun Xiong

Jun Xiong, Its Sole Member

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jun Xiong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of X&L Properties LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Jun Xiong, as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Sole Member of said limited liability company

Witness my hand and official seal at office, this 4th day of March, 2025

Notary Public

My commission expires 3-23-27

Amelia Swanson
State of Tennessee
(SEAL)
Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-EXP-25-5609