RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch # 1254805 DEEDWARR<br>04/01/2025 12:31:47 PM 2 pgs<br>Fees $13.00 Taxes $721.50<br>20250401-0024644 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $195,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of March, 2025<br><br>Notary Public<br><br>My commission expires: |

JOSEPH W. SMITH
NOTARY PUBLIC
TENNESSEE
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

**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: |
|---|---|---|
| Jeffrey Miller | New Owner(s) | 059-04-0B-001.00-CO &<br>059-04-0B-002.00-CO |
| 574 Ewing Dr | | |
| Nashville, TN 37207 | | |

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 **JEFFREY MILLER**, 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:

Certain units lying in Davidson County, Tennessee, being Unit A and Unit B of Homes At 574 Ewing Drive, A Horizontal Property Regime With Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20231220-0097990, in the Register's Office for Davidson County, Tennessee, said Unit is depicted in Exhibit "B", to which Declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to XE Development Company, LLC, A Limited Liability Company by Warranty Deed from Adolfo A. Beltran and Albertina R. Beltran, Husband and Wife of record in Instrument No. 20230303-0015506, in the Register's Office for Davidson County, Tennessee, dated March 01, 2023 and recorded on March 03, 2023.

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 574 & 576 Ewing Drive, Nashville, TN 37207, 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 31st day of March, 2025.

**XE Development Company LLC, a Tennessee Limited Liability Company**

**By:**_____ JSM

**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 31st day of March, 2025

_____
Notary Public

My Commission Expires: 6-18-2028

