This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24069-AP

Karen Johnson Davidson County
Batch# 1263240 DEEDWARR
04/22/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250422-0030914

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2025.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alex Pederson 2412 Stivers Street Nashville, TN 37218	FirstBank 722 Columbia Avenue Attn: Mortgage Department Franklin, TN 37064	070-05-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **X5 Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alex Pederson, single woman**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being part of Lot No. 10 on the plan of Alpine Terrace Subdivision as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Stivers Street 75 feet northerly from the common corner of Lots 9 and 10; thence northwesterly with the easterly margin of Stivers Street 76 feet to a point; the same being the southeasterly corner of a tract conveyed to James L. Humphrey, et ux, by deed from James Henderson, et ux, of record in Book n/a, page n/a, Register's Office for said County, thence eastwardly with the southerly margin of said Humphrey's, 99 feet to a point of the westerly margin of Goodrich Street; thence southerly with the westerly margin of Goodrich Street 54 feet to a point; thence westwardly with the northerly line of a tract conveyed to Walter Vandygriff, of record in Book 1970, page 565, said Register's Office, 102 feet to a point in the beginning.

Being the same property conveyed to X5 Construction LLC, a Limited Liability Company by Warranty Deed from Ian Ratliff and Joshua Davis, dated March 25, 2024, recorded March 25, 2024, of record in Instrument No. 20240325-0020501, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2412 Stivers Street, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2025.

GRANTOR:

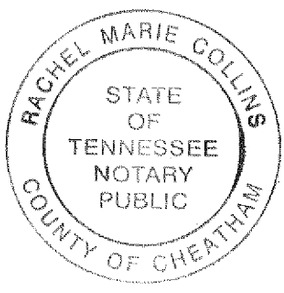
X5 Construction LLC,
a Tennessee Limited Liability Company

By: _____
Christopher M. Corriveau, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of X5 Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2025.



_____
Notary Public
My Commission expires: 3-21-2028

202504220030914

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the 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 **April 18, 2025**.

Date

Affiant Signature

April 18, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **18th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

