Warranty Deed

Karen Johnson Davidson County Batch# 1284767 DEEDWARR 06/16/2025 12:18:30 PM 3 pgs Fees: $18.00 Taxes: $370.00 20250616-0046856	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2025. Notary Public My commission expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 12th STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Howse Development Partners, Corp.	New Owner(s)	076-01-0-058.00
104 Charlotte Everly Circle		
Hendersonville, TN 37075		

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 **HOWSE DEVELOPMENT PARTNERS, CORP., A TENNESSEE CORPORATION**, 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 1 on the Plan of Final Plat Resubdivision of Reserved Parcel 58 on the Plan of Hidden Hill Subdivision, of record in Instrument No. 20241125-0092074, Register's Office for said County to which plan reference is here made for a more particular description thereof.

Being the same property conveyed to Ronnie D. Cowherd and wife, Barbara K. Cowherd by Warranty Deed from Donald Smith, unmarried of record in Book 6064, page 514, Register's Office for Davidson County, Tennessee, dated May 26, 1983 and recorded on May 27, 1983.

Being the same property conveyed to XE Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ronnie D. Cowherd And Barbara K. Cowherd, a Married Couple of record in Instrument No. 20240410-0025391 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 10, 2024.

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 5020 Rowena Drive, Hermitage, TN 37076, 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 12th day of June, 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 12th day of June, 2025.

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 6/12/25.

Affiant Signature

6/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of June, 2025

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.6.29