Karen Johnson Davidson County
Batch# 1293697 DEEDWARR
07/03/2025 11:06:30 AM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20250703-0052692

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2025. Notary Public My commission expires: 3/3/26

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:
Owen P. Mize 1509 Holmes Circle Franklin, TN 37064	New Owner(s)	071-02-0H-001.00-CO; 071-02-0H-002.00-CO; 071-02-0H-003.00-CO; 071-02-0H-004.00-CO; 071-02-0G-001.00-CO; 071-02-0G-001.00-CO; 071-02-0G-003.00-CO; 071-02-0G-004.00-CO

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 **OWEN P. MIZE, A SINGLE MAN**, 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:

PROPERTY 1:

Land in Davidson County, Tennessee, being Unit Nos. 5, 6, 7 and 8 on the Plan of Homes At 2415 Brick Church Pike, A Horizontal Property Regime With Private Elements, established by Declaration of record in Instrument No. 20240702-0049660, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elsie Parrish by Warranty deed from Charlie M. Parrish of record in Book 4358, page 939, Register's Office for Davidson County, Tennessee, dated August 20, 1969 and recorded on August 20, 1969.

The said Elsie Parrish died on or about January 31, 2003. See Affidavit of Heirship naming Margarite A. Dishman as the sole heir-at-law of record in Instrument No. 20240423-0029346, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to XE Development Company, LLC, A Tennessee Limited Liability Company by Warranty Deed from Margarite A. Dishman, An Unmarried Woman of record in Instrument No. 20240423-0029347, in the Register's

Office for Davidson County, Tennessee, dated April 19, 2024 and recorded on April 23, 2024.

PROPERTY 2:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3 and 4 on the Plan of Homes At 2419 Brick Church Pike, A Horizontal Property Regime With Private Elements, established by Declaration of record in Instrument No. 20240702-0049658, in the Register's Office for Davidson County, Tennessee, as depicted in Exhibit "B" to said Declaration, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stag Associates, Inc., a Tennessee Corporation by Warranty Deed from Paul S. Cohn, Jr. and wife, Marian S. Cohn and Jack W. Kuhn and wife, Heloise W. Kuhn of record in Book 6398, page 234 Register's Office for Davidson County , Tennessee, dated August 14, 1984 and recorded on October 05, 1984.

Being the same property conveyed to Paul S. Cohn, Jr., Jack W. Kuhn and Barbara J. Kuhn, Selma K. Goldstein and Leon May by Quitclaim Deed from Stag Associates, Inc., a Tennessee corporation of record in Book 9589, page 698, Register's Office for Davidson County, Tennessee, dated February 03, 1995 and recorded on February 06, 1995.

Barbara J. Kuhn died February 6, 1995, her estate being administered through Davidson County Probate Court, Docket No. 95P256.

Being a portion of the same property conveyed to Paul S. Cohn by Quitclaim Deed from Irwin J. Kuhn and Gus D. Kuhn, III, Executors of the estate of Barbara J. Kuhn, deceased, as to a 16.22% undivided interest, of record in Book 10953, page 893, Register's Office for Davidson County, Tennessee, dated April 29, 1998 and recorded on June 01, 1998.

Jack W. Kuhn died October 23, 1999, his estate being administered through Davidson County Probate Court, Docket No. 99P-1711.

Being the same property conveyed to Paul S. Cohn, Jr. by Quitclaim Deed from Estate of Jack W. Kuhn, deceased, acting by and through the duly appointed executors of the Estate (being Paul S. Cohn, Jr., Jack W. Kuhn, Jr., Jeffrey W. Kuhn, and Walter H. Kuhn) pursuant to authority vested in them by the Will of Jack W. Kuhn, deceased, of record in Will Book 231, Page 119 of record in Instrument No. 20000519-0050641 Register's Office for Davidson County, Tennessee, dated May 28, 2000 and recorded on May 19, 2000.

Being the same property conveyed to Paul S. Cohn, Jr. by Quitclaim Deed from Selma K. Goldstein, as to 16.22% undivided interest, of record in Instrument No. 20110502-0033347 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on May 02, 2011.

Paul Samuel Cohn, Jr. died November 23, 2014, his estate being administered through Davidson County Probate Court, Docket No. 22P1024. Pursuant to Order for Muniment of Title, the Paul S. Cohn, Jr., share of the subject property was vested in Equitable Trust Company, Trustee of the Paul S. Cohn, Jr. dated June 22, 1993, of record in Instrument No. 20220728-0086074 and a Certified Copy of Last Will and Testament of Paul S. Cohn, Jr., of record in Instrument No. 20220728-0086075, Register's Office for Davidson County, Tennessee.

Leon May died on January 25, 2019, his estate being administered through Davidson County Probate Court, Docket No. 19P1256, his will vesting title of the Leon May share to the Trustees of the Leon May Testamentary Family Trust.

Being the same property conveyed to Charles Cohn, an undivided 50% interest and Elizabeth Cohn Woods, an undivided 50% interest as tenants in common by Quitclaim deed from Equitable Trust Company, a Tennessee chartered non-depository trust corporation, as Trustee of the Paul S. Cohn, Jr., Revocable Trust dated June 22, 1993 of

record in Instrument No. 20220810-0090824, Register's Office for Davidson County, Tennessee, dated August 2, 2022 and recorded on August 10, 2022.

Being the same property conveyed to Discover XE Development Company, LLC, a Tennessee limited liability company by Warranty deed from Charles Cohn, 45.95%, undivided interest, Elizabeth Cohn Woods, 45.95% undivided interest, and Melanie N. Hirt, Frank C. May, and Jacob May, Co-Trustee of the Leon May Testamentary Family Trust, 8.1% undivided interest of record in Instrument No. 20230620-0046526 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June 20, 2023.

Scrivener's Affidavit (to correct Grantee name to XE Development Company, LLC, a Tennessee limited liability company) recorded in Instrument No. 20230706-0051539, in the Register's Office for Davidson County, Tennessee.

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 2411, 2413, 2415, 2417, 2419, 2421, 2423, & 2425 Brick Church Pike, 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.

[Signatures on next page]

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

XE Development Company LLC, a Tennessee Limited Liability Company

By:_____
Jatin A. Shah, Authorized Signer

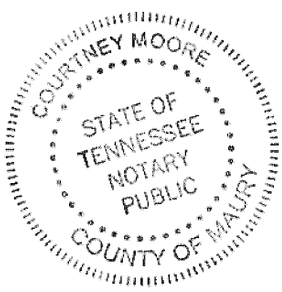
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jatin A. Shah, Authorized Signer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signer of XE Development Company LLC, a Tennessee Limited Liability Company, and that he/she, 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 30th day of June, 2025.

_____
Notary Public

My Commission Expires: 1.24.29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2025.

Affiant Signature

3rd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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