Karen Johnson Davidson County
Batch# 1336411 DEEDWARR
10/21/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,264.40
20251021-0083878

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24845-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $612,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2025.

Notary Public
My Commission Expires: 4/12/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Preston Milton 1717 B Luton St. Nashville, TN 37207	New Owner	071-07-4A-2.00

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 **Preston Milton, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1717 LUTON STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1717 LUTON STREET, a Horizontal Property Regime, of record in Instrument No. 20240306-0015451 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to X5 Construction LLC, a Tennessee limited liability company by Quitclaim Deed from X5 Construction LLC, a Tennessee limited liability company and Metropolitan Construction LLC, a Tennessee limited liability company, dated March 22, 2024, recorded April 12, 2024, of record in Instrument no. 20240412-0026253, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1717 B Luton Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 20th day of October, 2025.

GRANTOR:

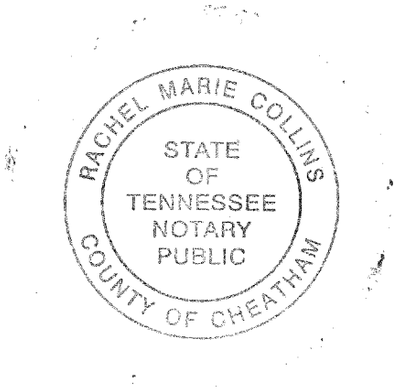
X5 Construction LLC,
a Tennessee Limited Liability Company

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 20th day of October, 2025.



_____
Notary Public
My Commission expires: 3.21.2028

202510210083878

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 20 day of October, 2025.

K. Thomas Sidwell
Date: 10-20-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 20 day of October, 2025.

Notary Public
My Commission Expires: 1-21-26

