Karen Johnson Davidson County
Batch# 1349000 DEEDWARR
11/20/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20251120-0092943

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: The Sawhney Revocable Trust dated March 17, 2016

GRANTEE: XE Development Company, LLC.

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND AND 00/100 AND 00/100 **($730,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **The Sawhney Revocable Trust dated March 17, 2016,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **XE Development Company, LLC.,** the following described real estate, being more fully described as follows:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee and known and designated Lot 80, Final Plat Minor Subdivision of Lot No. 80 on the Plan of Cloverland Acres Subdivision, Section 9, as shown in plat of record at Instrument No. 20251010-0081122, being a revision of Section Nine, Cloverland Acres, as shown in plat of record in Book 4955, Page 86, Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more particular description.

Being the same property conveyed to Narinder S. Sawhney and wife, Narinder K. Sawhney by Warranty Deed from Robert E. Windrow and wife, Ann Windrow of record in Book 5427, Page 879, Register's Office for Davidson County, Tennessee, dated April 25, 1979 and recorded on April 30, 1979.

Being the same property conveyed to Narinder K. Sawhney by Quitclaim Deed from Narinder S. Sawhney of record in Book 8226, Page 476, Register's Office for Davidson County, Tennessee, dated October 23, 1990 and recorded on October 29, 1990.

Being the same property conveyed to Narinder S. Sawhney and Narinder K. Sawhney by Quitclaim Deed from Narinder S. Sawhney of record in Instrument No. 20120615-0052893 Register's Office for Davidson County, Tennessee, dated June 14, 2012 and recorded on June 15, 2012.

Being the same property conveyed to Narinder Singh Sawhney and Narinder Kaur Sawhney, Trustees, or their successors in trust, under The Sawhney Revocable Trust dated March 17, 2016, and any amendments thereto by Quitclaim of Correction Deed from Narinder S. Sawhney (being one in the same as Narinder Singh Sawhney) and wife, Narinder K. Sawhney(being one in the same as Narinder Kaur Sawhney) of record in Instrument No. 20160617-0061776 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 04, 2016 and Quitclaim of Correction of record in Instrument No. 20160404-0031417.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **XE Development Company, LLC,** their heirs and assigns forever. And we do covenant with the said **XE Development Company, LLC,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **XE Development Company, LLC,** their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 15 DAY OF November, 2025.

The Sawhney Revocable Trust dated March 17, 2016

By: Narinder S. Sawhney
Narinder Singh Sawhney, Trustee

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 15 day of November, 2025 before me, personally appeared The Sawhney Revocable Trust dated March 17, 2016, Narinder Singh Sawhney, Trustee, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

ANDREE LOURDES JEAN JACQUES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 19, 2032

Notary Public
My Commission Expires: 03/19/2032

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($730,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Narinder S. Sawhney
Affiant

Subscribed and sworn to before me, this 15 day of November, 2025.

Notary Public
My Commission Expires: 03/19/2032

ANDREE LOURDES JEAN JACQUES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 19, 2032

Map/Parcel ID: 171-08-0-002.00

PROPERTY ADDRESS:5818 Cloverland Drive Brentwood, TN 37027

SEND TAX BILLS TO NEW OWNER: XE Development Company, LLC., 5818 Cloverland Drive Brentwood, TN 37027

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 November 15. 2025.

Affiant Signature

20th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 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