Karen Johnson Davidson County
Batch# 1420011 DEEDWARR
05/13/2026 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20260513-0043257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

Subscribed and sworn to me on May 8th, 2026

Notary Public
My Commission Expires: 11/3/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2029

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis, Atty
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street,, Suite 110
Nashville, TN 37201
Our File No.: 37387

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
XE Development Company, LLC 2245 Rosa L. Parks Blvd. #282324 Nashville, TN 37228	XE Development Company, LLC 2245 Rosa L. Parks Blvd. #282324 Nashville, TN 37228	- 11608008400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Estate of Joan Strobel, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto XE Development Company, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 128 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 491, page 100, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Woodmont Avenue at the corner of Lots Nos. 128 and 129, being 60 feet west of the westerly margin of Estes Avenue, formerly the Compton Road; thence with

the line between said two lots northwardly 280 feet to the southeast corner of property conveyed to J. L. Webb Pipe Line Co., Inc., by deed from James A. Stevens and wife, of record in Book 876, page 709, said Register's Office; thence with said Company's line westwardly 50 feet and northwardly 60 feet to the southerly line of Lot No. 43; thence with the said line westwardly 50 feet to the common corner of Lots Nos. 43, 44, 127, and 128; thence with the line between Lots Nos. 127 and 128 southwardly 340 feet to the northerly margin of Woodmont Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Robert W. Strobel and wife, Mary Langdon Strobel, by deed from Louise S. Carr Grissim and husband, James G. Grissim, IV., of record in Book 1679, page 361, Register's Office for Davidson County, Tennessee. The said Robert W. Strobel having predeceased Mary Langdon Strobel.

Further being the same property conveyed to Joan Strobel by Quitclaim Deed from Mary Langdon Strobel, a widow, of record in Book 6337, page 199, Register's Office for Davidson County, Tennessee. The said Joan Strobel having since died on or about March 2, 2025. The Last Will and Testament of Joan Mary Strobel being of record as part of Case No. 25P-568 in the Probate Clerk's Office for Davidson County, Tennessee. The said Joan Strobel and Joan Mary Strobel being one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. All Matters appearing on plan of record in Plat Book 491, page 100, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4002 Woodmont Boulevard, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS my hand on May 8, 2026.

The Estate of Joan Strobel

By: Alice Eadler
Alice Eadler, Executrix

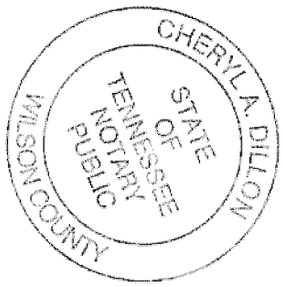
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Alice Eadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Executrix of the Estate of Joan Strobel, the within named bargainor, and that he/she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing her name, as Executrix of Estate.

Witness my hand, at office, on May 8, 2026.

NOTARY PUBLIC

My Commission Expires: 9/28/2026



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 May 8. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2026

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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