This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25535-AP

Karen Johnson Davidson County
Batch# 1423483 DEEDWARR
05/21/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20260521-0046186

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/16/2030

Subscribed and sworn to before me, this the 15th day of May, 2026.

Notary Public
My Commission Expires: 3/16/2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stanley Atunzu Linus Atunzu 913A 33rd Ave N Nashville, TN 37209	New owner	092-05-0J-001-00

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 **Stanley Atunzu, and Linus Atunzu,** 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of Homes at 913 33rd Avenue North, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration for Homes at 913 33rd Avenue North (a horizontal property regime), of record in Instrument No. 20231009-0079227; as amended in Instrument No. 20240814-0061716; said amendment being corrected by Scrivener's Affidavit of record in Instrument No. 20241004-0077309: and being further amended in Instrument No. 20250428-0032688, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 913 33rd Avenue North, a horizontal property regime with private elements, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 913 33rd Avenue North provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, the original plat of Fisk University Place, of record in Book 421, pages 4 and 5, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

202605210046186

Being a portion of the property conveyed to X5 Construction, LLC, a Tennessee limited liability company by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company, dated November 26, 2024, recorded November 26, 2024, of record in Instrument No. 20241126-0092653, Register's Office for Davidson County, Tennessee.

This is improved property located at: **913 A 33rd Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 15th day of May, 2026.

GRANTOR:

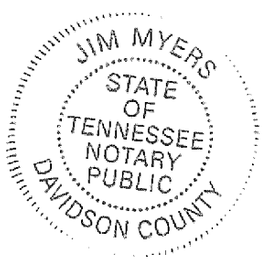
X5 Construction LLC, a Tennessee Limited Liability Company

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 15th day of May, 2026.



_____
Notary Public
My Commission expires: 11-9-2028

202605210046186

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/15/24 (date of document).

Connie Taylor
Affiant Signature

5/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

