WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

B-ELAM-26-4079

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Harvey	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	**059 09 0 163.00**
4079 Fairmeade Dr	**1400 Forum Blvd, Suite 18**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **X & L PROPERTIES LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW HARVEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the plan of HAYNES ESTATES, SECTION VI, as of record in Book 4300, Page 87, R.O.D.C., Tennessee, described as follows:

Beginning at a point in the Northerly margin of Fairmeade Drive at the common dividing line between Lots Nos. 255 and 256 on said plan; thence Northerly along said dividing line 142.33 feet to a point; thence Easterly 147 feet to the Westerly margin of an unnamed street; thence Southerly 72.24 feet along the Westerly margin of said unnamed street to the beginning of a curve; thence around said curve a distance of 36.82 feet to a point in the Northerly margin of Fairmeade Drive; thence Westerly along the Northerly margin of said Fairmeade Drive 80 feet to the Point of Beginning.

Being the same property conveyed to X&L Properties LLC, by Substitute Trustee's Deed Foreclosing Deed of Trust recorded as Instrument No. 20110812-0062321, from Clear Recon, LLC, of record in Instrument no. 20250620-0048208, in the Register's Office of Davidson County, Tennessee, dated June 13, 2025 and recorded on June 20, 2025.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, HAYNES ESTATES, as recorded in Plat Book 4300, Page(s) 87.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4487, Page 524.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4079 Fairmeade Dr, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1437682 DEEDWARR
06/24/2026 02:27:20 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20260624-0057113

Witness my/our hand(s) this the 23 DAY OF JUNE, 2026.

X & L Properties LLC

BY:_____
Jun Xiong
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUN XIONG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of X & L PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212