Karen Johnson Davidson County
Batch# 924740 DEEDWARRSP
10/03/2022 02:24:30 PM 8 pgs
Fees: $43.00 Taxes: $13,191.46
20221003-0108915

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,565,260.00

Affiant

Subscribed and sworn to before me, this the 4th day of September 2022.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Project Return, Inc. 109 Lafayette Street Nashville, Tennessee 37210 Attn: Betty Kirkland	*New Owner*	093-16-0-042.00; 093-16-0-043.00; 093-16-0-045.00; 093-16-0-046.00; 093-16-0-047.00; 093-16-0-048.00; 093-15-0-371.00; 093-15-0-372.00; 093-15-0-373.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, LEGACY INVESTMENT HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PROJECT RETURN, INC., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 99, 101, 103, 109, 113, and 115 Lafayette Street; 28 and 30 Claiborne Street; and 53 Wharf Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 7 day of September, 2022.

GRANTOR:

LEGACY INVESTMENT HOLDINGS, LLC,
a Tennessee limited liability company

By: _____

Name: Samuel Moon

Title: Manager

STATE OF _____

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be _____ of Legacy Investment Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as _____.

Witness my hand and seal, at office in _____, _____, this the ___ day of September 2022.

See Attachment
for Notary Seal

_____
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Shasta)

On 09/07/2022 before me, S. Blalock, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Samuel K. Moon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. BLALOCK
COMM. # 2371886
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
COMM. EXPIRES AUG. 22, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: 09/07/22 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

EXHIBIT A

Legal Description

Being a tract of land in the 17th Councilmanic District of Davidson County, Tennessee, located on the South side of Lafayette Street, the East side of Wharf Avenue, and the West side of Claiborne Street, and being shown as Parcels 371.00, 372.00, and 373.00 on Davidson County Tax Map 093-15 and Parcels 042.00, 043.00, 045.00, 046.00, 047.00, and 048.00 on Davidson County Tax Map 093-16, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection with the Southerly right-of-way line of Lafayette Street and the Easterly right-of-way line of Wharf Avenue, said iron pin being in the West line of the tract herein described, thence;

1. Leaving the Easterly right-of-way line of Wharf Avenue and the Southerly right-of-way line of Lafayette Street, with a curve turning to the right with an arc length of 45.46 feet, with a delta angle of 104° 11' 40", with a radius of 25.00 feet, with a chord bearing of North 60° 51' 07" East and a chord length of 39.45 feet to a mag nail, thence;

2. With the South right-of-way line of Lafayette Street, South 67° 03' 22" East, a distance of 300.14 feet to an iron pin, thence;

3. With a curve turning to the right with an arc length of 19.69 feet, with a delta angle of 21° 58' 19", with a radius of 15.00 feet with a chord bearing of South 29° 27' 12" East and chord length of 18.31 feet to an iron pin, said iron pin being at the intersection of the Southerly right-of-way line of Lafayette Street and the Westerly right-of-way line of Claiborne Street, thence;

4. Leaving the Southerly right-of-way line of Lafayette Street and with the Westerly right-of-way line of Claiborne Street, South 08° 08' 58" West, a distance of 70.00 feet to an iron pin, thence;

5. With the Westerly right-of-way line of the unnumbered alley, North 81° 48' 54" West, a distance of 70.00 feet to an iron pin, thence;

6. With the Westerly right-of-way line of the unnumbered alley, South 08° 08' 10" West, a distance of 20.01 feet to an iron pin, thence;

7. Leaving the Westerly right-of-way line of the unnumbered alley and with the Southerly right-of-way line of the unnumbered alley, South 81° 48' 54" East, a distance of 70.00 feet to an iron pin, said iron pin being at the intersection of the

Southerly right-of-way line of the unnumbered alley and the Westerly right-of-way line of Claiborne Street, thence;

8. Leaving the unnumbered alley and with the Westerly right-of-way line of Claiborne Street, South 08° 08' 58" West, a distance of 60.00 feet to a mag nail, said mag nail being at the intersection of the Westerly right-of-way line of Claiborne Street and the Northerly right-of-way line of alley number 158, thence;

9. Leaving said right-of-way line of Claiborne Street and with the Northerly right-of-way line of said alley, North 81° 48' 54" West, a distance of 175.29 feet to an iron pin, thence;

10. Leaving the Northerly right-of-way line of alley number 158, and with the Westerly line of the property herein described, North 08° 27' 17" East, a distance of 20.22 feet to an iron pin, thence;

11. Continuing with the Southerly line of the property herein described, North 82° 20' 00" West, a distance of 159.41 feet to an iron pin, said iron pin being on the Easterly right-of-way line of Wharf Avenue, thence;

12. With the Westerly line of the tract herein described and with the Easterly right-of-way line of Wharf Avenue, North 08° 45' 36" East, a distance of 172.67 feet to an iron pin and the POINT OF BEGINNING, according to a survey by Jessee E. Walker, RLS, PE, dated October 31, 2013.

Being the same property conveyed to Hannah Moon by Agreed Order Reforming Deed in the Chancery Court of Davidson County, Tennessee, at Nashville, of record in Instrument No. 20200917-0106443, in the Register's Office of Davidson County, Tennessee. See also Warrant Deed of record in Instrument No. 20140108-0002071, in the Register's Office of Davidson County, Tennessee. For further reference see Special Warranty Deed of record in Instrument No. 20020522-0062306, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Samuel Moon by Quitclaim Deed from Hannah Moon, of record in Instrument No. 20210312-0032831, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Legacy Investment Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Samuel Moon, of record in Instrument No. 20210317-0035119, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022 and future years, a lien not yet due and payable.

2. Rights of Anytime Labor – North Carolina, LLC, a North Carolina limited liability company d/b/a TradesMax Staffing and Samba Ba, an individual d/b/a L.J. Fashions, as tenants only, under unrecorded leases.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 September 9, 2022 (date of document).

Affiant Signature

September 9, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of September, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY