This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,200,000.00.

Madelyn Grier
Affiant

Subscribed and sworn before me this the 11th day of January, 2023.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Legends Properties, LLC 7105 BYK RANCH RD GEORGETOWN, TN 37336	Legends Properties, LLC 7105 BYK RANCH RD GEORGETOWN, TN 37336	092-10-0M 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SPARKYS HOLDING LIMITED LIABILITY CORPORATION, LLC, A TENNESSEE LIMITED LIABILTY CORPORATION, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 20 of Axis27, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Axis27 of record in Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, and 20200706-0072542 and 20210513-0064928, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Axis27 as shown on Exhibit "B" to the Third Amendment to Declaration of record in Instrument No. 20200706-0072542, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Sparkys Holding Limited Liability Corporation, LLC, by Special Warranty Deed from RSD 27th Ave, LLC, a TN limited liability company, dated 2/8/2021 and recorded 2/11/2021 in Instrument No. 20210211-0019742, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 509 27th Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 960336 DEEDWARR
01/11/2023 02:48:09 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20230111-0002513

Witness my hand this the 10 day of January, 2023.

Sparkys Holding Limited Liability Corporation, LLC

BY: Gina A. Craig, Sole Member
Gina A. Craig, Sole Member

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DN~~ Kent

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina A. Craig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the SOLE MEMBER of the within named bargainor, Sparkys Holding Limited Liability Corporation, LLC, and that SHE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Sparkys Holding Limited Liability Corporation, LLC by the said Gina A. Craig as such SOLE MEMBER.

Witness my hand and official seal this 10 day of January, 2023.

My commission expires: 9/9/23

Notary Public

KRISTINE DAUGHERTY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires 9/9/2023
Acting in the County of Kent