Special Warranty Deed

Karen Johnson Davidson County Batch# 1056026 DEEDWARRSP 10/02/2023 09:31:30 AM 10 pgs Fees: $53.00 Taxes: $18,592.50 20231002-0076958	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $5,025,000.00 Affiant Subscribed and sworn to before me, this the 29th day of September 2023. Notary Public My commission expires: 04/05/25

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	060-12-0-057.00 060-12-0-060.00

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, BRANDON BUBIS, MARTIN BUBIS, JASON ESKIND and SETH ESKIND, as tenants in common (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company ("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 115 & 121 Hart Lane, Nashville, Tennessee 37207. This property is not the usual place of residence of any of Grantors or their spouses.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have 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.

Grantors further covenant and bind themselves, their heirs and 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 Grantors, 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.

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed effective as of the 29th day of September 2023.

GRANTORS:

BRANDON BUBIS

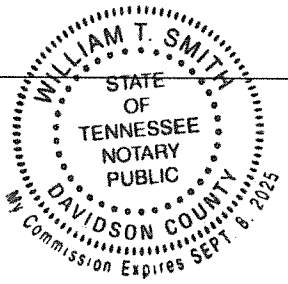
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September 2023, before me personally appeared Brandon Bubis, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of September 2023.

NOTARY PUBLIC

My Commission Expires: _____



MARTIN BUBIS

STATE OF Florida)
COUNTY OF Palm Beach)

On this 28th day of September 2023, before me personally appeared Martin Bubis, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in PBG, Florida, this the 28th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 7/26/2027

PHILIPP LEHMANN-SUAREZ
Notary Public - State of Florida
Commission # HH 426505
My Comm. Expires Jul 26, 2027

JASON ESKIND

STATE OF TENNESSEE
COUNTY OF Davidson)

On this 28th day of September 2023, before me personally appeared Jason Eskind, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of September 2023.

NOTARY PUBLIC

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

SETH ESKIND

STATE OF TENNESSEE
COUNTY OF Davidson)

On this 28th day of September 2023, before me personally appeared Seth Eskind, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of September 2023.

NOTARY PUBLIC

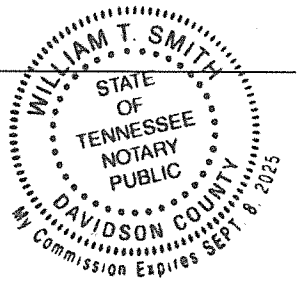
My Commission Expires: 

Exhibit A

Legal Description

Tract 1 (115 Hart Lane):

Situate in the City of Nashville, the 8th Council District of Davidson County and the State of Tennessee and being all of the lands formerly in the name of John Howard, as recorded as Instrument No. 20141216-0114788, Register's Office for Davidson County, Tennessee, further shown on the Subdivision of the Ronald Petty et ux. Property, as recorded in Book 8250, Page 916, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron pin and cap on the Southwest corner of Lot 1 of Ben Allen Court, Section 1, as recorded in Book 6200, Page 593, Register's Office for Davidson County, Tennessee, in the name of Lionel B. Clark and Sorina L. Robinson-Clark, as recorded in Instrument No. 20060222-0020821, Register's Office for Davidson County, Tennessee, and the Southeast corner of lands in the name of Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common, as recorded in Instrument No. 20210901-0117698, Register's Office for Davidson County, Tennessee, and also being on the Northerly right-of-way of Hart Lane;

Thence along the Northerly right-of-way line of Hart Lane, North 79° 18' 24" West, a distance of 331.65 feet to a set 5/8 inch iron pin and cap on the Southeasterly corner of lands in the name of Vernon D. Criswell, as recorded in Instrument No. 20091106-0102836, Register's Office for Davidson County, Tennessee;

Thence along the Easterly line of said Criswell lands, North 09° 27' 42" East, a distance of 190.00 feet to a set iron pin and cap, being the true Point of Beginning;

Thence along the Northerly line of said Criswell lands, and in part along the Northerly line of lands in the name of Johnny E. and Sharon A. Pipkins, as recorded in Instrument No. 20091106-0102835, Register's Office for Davidson County, Tennessee, North 79° 30' 04" West, a distance of 159.10 feet to a found 5/8 inch iron pin and cap "Delle";

Thence along the Westerly line of said Pipkins lands, South 09° 40' 48" West, a distance of 189.08 feet to a found 5/8 inch iron pin and cap "Delle" in the aforementioned Northerly right-of-way line of Hart Lane;

Thence along the Northerly right-of-way line of Hart Lane, North 79° 04' 43" West, a distance of 171.10 feet to a found mag nail on the Southeast corner of lands in the name of Mary V. Wilhoite, as recorded in Instrument No. 20190621-0060336, Register's Office for Davidson County, Tennessee;

Thence along said Wilhoite lands the following three courses:

1. North 04° 37' 19" East, a distance of 189.66 feet to a found mag nail;
2. North 79° 05' 44" West, a distance of 99.89 feet to a found 5/8 inch iron pin and cap "Delle"; and
3. North 05° 01' 18" East, a distance of 86.62 feet to a found 5/8 inch iron pin and cap "Delle" on the Southerly line of lands in the name of Egbert Properties, LLC, as recorded in Instrument No. 20150724-0072826, Register's Office for Davidson County, Tennessee, as further shown on the aforementioned Subdivision of the Ronald Petty et ux. Property;

Thence along said Egbert Properties, LLC lands the following two courses:

1. South 77° 38' 24" East, a distance of 50.39 feet to a found 5/8 inch iron pin and cap "Delle"; and
2. North 05° 55' 49" East, a distance of 292.98 feet to a set iron pin and cap on the Southerly line of Lot 20 of Highland Park, Block "C", as recorded in Book 974, Page 33, Register's Office for Davidson County, Tennessee;

Thence along the Southerly line of said Highland Park, Block "C", South 83° 18' 58" East, a distance of 421.63 feet to a found 5/8 inch iron pin and cap "Delle" on the Northwest corner of the aforementioned Bubis and Eskind lands;

Thence along the West line of the said Bubis and Eskind lands, South 09° 27' 42" West, a distance of 406.32 feet to the true Point of Beginning, all according to the ALTA/NSPS Land Title Survey prepared by Donovan Benson, TN RLS No. 3046, with BA Land Professionals, 3707 W Salinas Circle, Dayton, OH 45440, Job No. 21-0305.

Being the same property conveyed to Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common, by Special Warranty Deed of record as Instrument No. 20211119-0154167, Register's Office for Davidson County, Tennessee. The said property was also quitclaimed using a then current, surveyed legal description to Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common, by Quitclaim Deed of record as Instrument No. 20211119-0154168, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. _202310020076957___, Register's Office for Davidson County, Tennessee.

Tract 2 (121 Hart Lane):

Being a certain tract or parcel of land lying in Davidson County, Tennessee and being more particularly described as follows:

Situate in the City of Nashville, the 8th Council District of Davidson County and the State of Tennessee and being all of the lands in the name of the Jim and Sylvia Bilbrey Trust, as recorded as Instrument No. 20200622-0066939, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a set 5/8" iron pin and cap on the Southwest corner of Lot 1 of Ben Allen Court, Section 1, as recorded in Book 6200, Page 593, Register's Office for Davidson County,

Tennessee, in the name of Lionel B. Clark & Sorina L. Robinson-Clark, as recorded as Instrument No. 20060222-0020821, Register's Office for Davidson County, Tennessee, and also being on the Northerly right-of-way line of Hart Lane;

Thence along the Northerly right-of-way line of Hart Lane, North 79° 18' 24" West, a distance of 331.65 feet to a set 5/8" iron pin and cap on the Southeasterly corner of lands in the name of Vernon D. Criswell, as recorded as Instrument No. 20091106-0102836, Register's Office for Davidson County, Tennessee;

Thence along the Easterly line of said Criswell lands, and in part along the Easterly line of the Subdivision of the Ronald Petty et ux. Property, as recorded in Book 8250, Page 916, Register's Office for Davidson County, Tennessee, in the name of John Howard, recorded as Instrument No. 20141216-0114788, Register's Office for Davidson County, Tennessee, North 09° 27' 42" East, a distance of 596.32 feet to Found 5/8" iron pin and cap stamped "Delle" on the Southerly line of Lot 33 of Block "C" of the Highland Park Subdivision, as recorded in Book 974, Page 33, Register's Office for Davidson County, Tennessee, in the name of William I. Church, Jr., as recorded as Instrument No. 20130709-0070847, Register's Office for Davidson County, Tennessee;

Thence along the Southerly line of said Church lands, and in part along the Southerly line of the common area of Magnolia East, amended, in the name of O.I.C. Magnolia East Amended, as recorded as Instrument No. 20160726-0076751, Register's Office for Davidson County, Tennessee, South 82° 54' 17" East, a distance of 293.95 feet to a set 5/8" iron pin and cap on the Northwest corner of Lot 17 of Ben Allen Court, Section 2, as recorded in Book 6900, Page 532, Register's Office for Davidson County, Tennessee, in the name of Beasley & Glenda D. Trammell, as recorded as Instrument No. 20010814-0087414, Register's Office for Davidson County, Tennessee;

Thence along the Westerly line of said Trammell lands and in part along Ben Allen Court, Section 2, and in part along the Westerly line of the aforementioned Ben Allen Court, Section 1, South 05° 56' 28" West, a distance of 616.75 feet to the point of beginning, all according to the ALTA/NSPS Land Title Survey prepared by Donovan Benson, TN RLS No. 3046, with BA Land Professionals, 3707 W Salinas Circle, Dayton, OH 45440, Job No. 21-0305.

Being the same property conveyed to Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common, by Warranty Deed of record as Instrument No. 20210901-0117698, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Davidson County Real Estate Tax for the year 2023, a lien not yet due and payable (as to Tracts 1 & 2).

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220523-0059869, Register's Office for Davidson County, Tennessee (as to Tract 1).

3. Permanent Easement Agreement of record in Book 9388, Page 364, Register's Office for Davidson County, Tennessee (as to Tract 2).

4. Agreement for Dedication of Easement of record as Instrument No. 20211105-0148423, Register's Office for Davidson County, Tennessee (as to Tract 2).

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20220207-0014118, Register's Office for Davidson County, Tennessee (as to Tract 2).

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220513-0055090, Register's Office for Davidson County, Tennessee (as to Tract 2).

7. Matters shown on the Plan of record in Book 8250, page 916, Register's Office for Davidson County, Tennessee (as to Tract 1).

8. Matters shown on the ALTA/NSPS Land Title Survey prepared by Donovan Benson, TN RLS No. 3046, with BA Land Professionals, 3707 W Salinas Circle, Dayton, OH 45440, dated August 29, 2023, last revised September 22, 2023, Job No. 21-0305 (as to Tracts 1 & 2).

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 29, 2023.
Date

Affiant Signature

September 29, 2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of September 2023.

Notary's Signature

My Commission Expires: 05/05/25
Date

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal (if on paper)