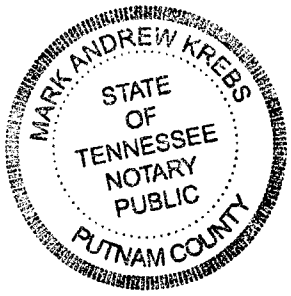
Karen Johnson Davidson County
Batch# 1072731 DEEDQC
11/16/2023 02:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231116-0089487

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November 2023.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron R. Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	071-08-0-368.00 071-08-0-369.00 071-08-0-370.00 071-08-0-371.00 071-08-0-372.00

The purpose of this Quitclaim Deed is to consolidate the above referenced parcels into one parcel.

FOR AND IN CONSIDERATION of the sum of $0.00, LEGACY SOUTH, LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company, its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 504, 508, 512, 516, and 520 Edwin Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 15th day of November 2023.

LEGACY SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Frank E. Neal IV
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of November 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

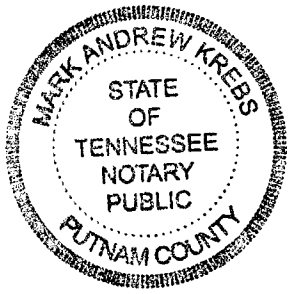


Exhibit A

Legal Description

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2 on the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 382.22 feet on the Easterly line and 379.60 feet on the Westerly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079089, in the Register's Office of Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to Advent Capital Partners, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20230127-0006368, in the Register's Office of Davidson County, Tennessee.
Also being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20231006-0079092, in the Register's Office of Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove Annex, of record in Plat Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 4 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 387.46 feet on the Easterly line and 384.84 feet on the Westerly line to a dead line, measuring 100 feet thereon.
Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079091, in the Register's Office of Davidson County, Tennessee.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079090, in the Register's Office of Davidson County, Tennessee.

Tract 5

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Walnut Grove Annex, as of record in Book 1424, page 90, in the Register's Office of Davidson County, Tennessee.
Said Lot No. 6 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 392.70 feet on the Easterly line and 390.08 feet on the Westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument No. 20231002-0076955, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, 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 November 15, 2023.

11/15/23
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of November 2023, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY