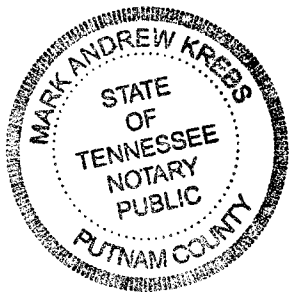
Karen Johnson Davidson County
Batch# 1076999 DEEDWARRSP
11/30/2023 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20231130-0092638

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November 2023.

Notary Public

My commission expires: 4/1/24

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	072-12-0R-001.00CO 072-12-0R-002.00CO

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, L&H DEVELOPMENT GROUP, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does 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 1807 Tammany Drive, Nashville, Tennessee 37216.

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, its successors and assigns, 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.

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 29th day of November 2023.

GRANTOR:

L&H DEVELOPMENT GROUP, LLC,
a Tennessee limited liability company

By: _____
Name: Will Holloway
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Will Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Member of L&H Development Group, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Will Holloway as Managing Member.

Witness my hand and seal, at office in FRANKLIN, TENNESSEE, this the 29 day of November 2023.

_____
NOTARY PUBLIC

My Commission Expires: 10.25.26

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Units A and B on the plan of 1807 Tammany Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of 1807 Tammany Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220809-0090464, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to L&H Development Group, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20220418-0044386, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 1835, Page 23, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of 1807 Tammany Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220809-0090464, 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 30, 2023.

11/30/23
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th 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

