Special Warranty Deed

Karen Johnson Davidson County Batch# 1098606 DEEDWARR 02/06/2024 03:13:30 PM 6 pgs Fees: $33.00 Taxes: $2,220.00 20240206-0008439	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 6th day of February 2024. Notary Public My commission expires: 05/05/25

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	059-00-0-098.00

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, Kimberly N. Webb, an unmarried individual resident of Tennessee ("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 520 Ewing Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), 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, it successors and assigns, to warrant and forever defend the title to said real estate to said Grantee(s), its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), 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 6 day of February 2024.

GRANTOR:

Kimberly N. Webb

KIMBERLY N. WEBB

STATE OF TENNESSEE
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly N. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6 day of February 2024.

NOTARY PUBLIC

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Exhibit A

Legal Description

Situate in the City of Nashville, the 2ND council district of Davison County and the State of Tennessee and being all of the lands of Kimberly N. Webb, as recorded in QC-20220419-0044931 and being more particularly described as follows:

Beginning at a set iron pin and cap on the northeast corner of Lot 108A&B of the Trinity Hills Village Section 4, 3rd Addition, as recorded in Book 5200, page 734, in the name of Cedar Creek Rentals, LLC, as recorded in QC-20090209-00111155, also being on the southerly Right-of-Way of Ewing Drive;

Thence along the southerly Right-of-Way of said Ewing Drive, North 89°01'07" East, a distance of 225.33 feet to a set iron pin and cap on the northwesterly corner of Park Preserve, Second Revision, as recorded in PL-20101021-0084154;

Thence along the westerly line of said Park Preserve, Second Revision, the following 3 (three) courses:

1) South 06°06'02" West, a distance of 550.42 feet to a set iron pin and cap;
2) South 09°56'20" West, a distance of 4.40 feet to a set iron pin and cap;
3) South 84°21'12" East, a distance of 19.17 feet to a set iron pin and cap on the northwesterly corner of Open Space Lot 612 of Park Preserve, Phase 1A, as recorded in PL-20110520-0038893, in the name of Habitat of Humanity of Greater Nashville, as recorded in CH-20120222-0015552;

Thence along the westerly line of said Open Space Lot 612, South 09°59'57" West, a distance of 175.02 feet to a set iron pin and cap on the northeasterly corner of the Open Space Lot of Park Preserve, Phase 2B, as recorded in PL-20200910-0103193, in the name of Habitat of Humanity of Greater Nashville, as recorded in CH-20120222-0015552;

Thence along the northerly line of said Open Space Lot of Park Preserve, Phase 2B, the following 2 (two) courses:

1) North 83°51'02" West, a distance of 212.40 feet to a set iron pin and cap;
2) North 89°06'45" West, a distance of 18.35 feet to a set iron pin and cap on the southeasterly corner of lot 117 A & B of the aforementioned Trinity Hills Village Section 4, 3rd Addition, in the name of Cedar Creek Rentals, LLC, as recorded in QC-20090209-00111155-0011160;

Thence along the easterly line of said Trinity Hills Village Section 4, 3rd Addition, North 06°06'29" East, a distance of 702.98 feet to the Point of Beginning.

Being the same property conveyed to Ronald B. Webb Jr. and wife, Kimberly N. Webb, by deed from Ronald B. Webb, Sr., and wife Anna Marie Webb, of record in Instrument No. 20050928-0116197, in the Register's Office of Davidson County, Tennessee.

Also, being the same property conveyed to Kimberly N. Webb, unmarried, by deed from Ronald B. Webb, Jr., married and Kimberly N. Webb, unmarried, of record in Instrument No. 20220419-0044931, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. Matters shown on the Plan of record in Book 843, Page 57.

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 February 6, 2024.
Date

Affiant Signature

February 6, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of February, 2024..

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

