WARRANTY DEED

Karen Johnson
Batch # 1143771
06/05/2024 02:43:03 PM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240605-0042163

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

BS-CCP-24-2402

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Legacy Landmark LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**081-06-0-400.00**
5115 Maryland Way Suite 111		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COMBS PARTNERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY LANDMARK LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 17 on the plan of the Nichol property, as of record in Book 31, Page 603, Register's Office for said County, being Lot No. 2 on the map showing subdivision of the Conrad Santi property, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, October, 1941, as follows:

Beginning on the Northerly margin of Buchanan Street at a point 75 feet West of the Westerly margin of 24th Avenue North, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 150 feet to the Southerly line of Lot No. 32; thence with said line Westwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of Buchanan Street; thence with said Street; Eastwardly 50 feet to the beginning.

Being the same property conveyed to Grady Clopton and wife, Dorcas Clopton by Warranty Deed from William F. Young and wife, Marjorie K. Young of record in Book 3850, page 869, Register's Office for Davidson County, Tennessee, dated January 12, 1965 and recorded on January 14, 1965.

The said Grady Clopton having died, vesting Dorcas Clopton as surviving tenant.

Being the same property conveyed to Charles Franklin Sanders by Quitclaim Deed from Dorcas Clopton, now Alley of record in Book 8906, page 944, Register's Office for Davidson County, Tennessee, dated March 29, 1993 and recorded on April 5, 1993.

Being the same property conveyed to Karen Holloway by Quitclaim Deed from Charles Franklin Sanders, married of record in Instrument No. 20240213-0010033 Register's Office for Davidson County, Tennessee, dated February 6, 2024 and recorded on February 13, 2024.

Being the same property conveyed to William J. Anderson, married by Warranty Deed from Karen Holloway, married of record in Instrument No. 20240308-0016352 Register's Office for Davidson County, Tennessee, dated March 01, 2024 and recorded on March 08, 2024.

Being the same property conveyed to Combs Partners, LLC by Warranty Deed from William J. Anderson, married of record in Instrument No. 20240405-0024409 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 05, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on survey made by Z.J. Wilkinson, Surveyor, October, 1941. NOTE: A copy

of said survey has not been provided to or reviewed by our office.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, Page 149, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2402 Buchanan St., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2024.

Combs Partners, LLC

BY: _____
Johnnie Poole, II
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE POOLE, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COMBS PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212