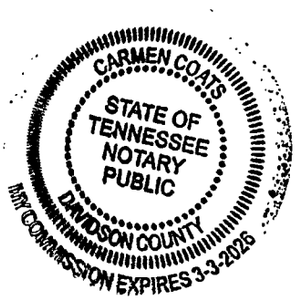
Karen Johnson
Batch # 1182246
09/16/2024 03:27:21 PM
Fees: $23.00 Taxes: $2,390.57
Davidson County
DEEDWARRSP
4 pgs
20240916-0071475

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $646,100.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2024.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank Wilson and Rachael-Catherine Wilson	CMG Mortgage, Inc. dba CMG Home Loans	071-08-4B-047.00-CO
504 Edwin Street #47	3160 Crow Canyon Rd. #400	
Nashville, TN 37207	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEGACY SOUTH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK WILSON AND RACHAEL-CATHERINE WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Highland Gardens, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Highland Gardens, of record in Instrument No. 20231019-0082174 and Termination in Instrument No. 20231116-0089441 and Restated in Instrument No. 20231116-0089553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Best Street, a Tennessee general partnership by Warranty Deed from Franklin L. Reed and wife, Dorothy H. Reed of record in Instrument No. 20220128-0010468 Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 28, 2022.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Warranty Deed from Best Street, a Tennessee general partnership of record in Instrument No. 20231002-0076955 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 02, 2023.

Lot 6

Being a portion of the same property conveyed to Advent Investco, LLC by Warranty Deed from John W. Ray and his successor in Trust as Trustee of the John W. Ray Revocable

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Special Warranty Deed from Advent Investco LLC, a Tennessee limited liability company of record in Instrument No. 20231006-0079089 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 06, 2023.

Lot 2

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Quitclaim Deed from Legacy South LLC, a Tennessee limited liability company of record in Instrument No. 20231116-0089487 Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 16, 2023.

Trust, dated February 7, 2017 of record in Instrument No. 20201231-0154995 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on December 31, 2020.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Special Warranty Deed from Advent Investco, LLC, a Tennessee limited liability company of record in Instrument No. 20231006-0079090 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 036, 2023.

Lot 5

Being a portion of the same property conveyed to Cruzen Street Partners, a Tennessee general partnership by Warranty Deed from Thomas F. Rollins and wife, Mary Rollins of record in Instrument No. 20200805-0087179 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 05, 2020.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Special Warranty Deed from Cruzen Street Partners, a Tennessee general partnership of record in Instrument No. 20231006-0079091 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 06, 2023.

Lot 4

Being a portion of the same property conveyed to William Tracy Harris and wife, Cara Louise Harris by Warranty Deed from Richard Block, married of record in Instrument No. 20130909-0094784 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on September 09, 2013.

Being a portion of the same property conveyed to Advent Capital Partners, LLC, a Tennessee limited liability by Special Warranty Deed from William Tracy Harris and Cara Louise Harris, husband and wife of record in Instrument No. 20230127-0006368 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on January 27, 2023.

Being a portion of the same property conveyed to Advent Capital Partners, LLC, a Tennessee limited liability by Quitclaim Deed from William Tracy Harris and Cara Louise Harris, husband and wife of record in Instrument No. 20230127-0006369 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on January 27, 2023.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Quitclaim Deed from Advent Capital Partners, LLC, a Tennessee limited liability of record in Instrument No. 20231006-0079092 Register's Office for Davidson County, Tennessee, dated October 09, 2023 and recorded on October 06, 2023.

Lot 3

Being a portion of the same property conveyed to William G. Wallis, Sr by Warranty Deed from Ted Embry Horn and Janice Horn Holman (Stewart) of record in Instrument No. 20140411-0030451 Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on April 11, 2014.

Being a portion of the same property conveyed to Advent Investco, LLC, a Tennessee limited liability company by Warranty Deed from William G. Wallis, Sr, unmarried of record in Instrument No. 20230322-0020891 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 22, 2023.

Being a portion of the same property conveyed to Advent Investco LLC, a Tennessee limited liability company by Quitclaim Deed from William G. Wallis, Sr of record in Instrument No. 20230322-0020892 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 22, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 504 Edwin Street #47, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we 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 encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2024.

Legacy South LLC, a Tennessee Limited Liability Company

By: _____
Frank E. Neal, IV, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Legacy South LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2025

Witness my hand and seal this 29th day of August, 2024.

_____
Notary Public

My Commission Expires: 3.3.25