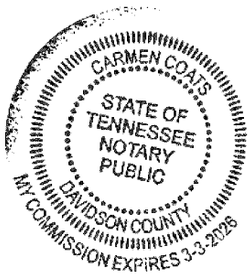
Karen Johnson Davidson County
Batch# 1190616 DEEDWARR
10/07/2024 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,309.91
20241007-0077438

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $624,300.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2024. 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:
Lindsey Burriss Calvin Burriss	CMG Mortgage, Inc. dba Home Loans	071-08-4B-012.00-CO
504 Edwin Street #12	3160 Crow Canyon Road, Suite 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 **LINDSEY BURRISS AND CALVIN BURRISS, WIFE AND HUSBAND**, 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. 12 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 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.

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 Advent Investco, LLC, a Tennessee limited liability company, by Warranty Deed from William G. Wallis, Sr., unmarried of record in Instrument No. 20230322-0020891 and Quitclaim Deed of record in Instrument No. 20230322-0020892, in the Register's Office for Davidson County, Tennessee.

Being 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 as Instrument No. 20231006-0079089, in the Register's Office for 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 from William Tracy Harris and Cara Louise Harris, husband and wife, of record in Instrument No. 20230127-0006368 and Quitclaim Deed of record in Instrument No. 20230127-0006369, in the Register's Office for Davidson County, Tennessee.

Being 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 company of record in Instrument No. 20231006-0079092, in the Register's Office for 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 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, in the Register's Office for Davidson County, Tennessee.

Being 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 as Instrument No. 20231006-0079091, in the Register's Office for 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 Advent Investco, LLC, a Tennessee limited liability company, by Warranty Deed from John W. Ray and his successors in Trust as Trustee of the John W. Ray Revocable Trust, dated February 7, 2017 of record in Instrument No. 20201231-0154995, in the Register's Office for Davidson County, Tennessee.

Being 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, in the Register's Office for 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 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, in the Register's Office for Davidson County, Tennessee.

Being 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, in the Register's Office for Davidson County, Tennessee.

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 #12, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 30th day of September, 2024.

Legacy South, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Neal, Authorized Agent

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 Andrew Neal, 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 Authorized Agent of Legacy South, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 30, **2024**.

Affiant Signature

4th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028