Karen Johnson Davidson County
Batch# 1207747 DEEDQC
11/21/2024 03:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091247

QUITCLAIM DEED

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November 2024.

Notary Public

My commission expires: 3/21/28

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	042-08-0-017.00 042-08-0-097.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, LEGACY SOUTH, LLC, a Tennessee limited liability company ("Grantor"), by these presents does hereby quitclaim and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 251 and 253 Nesbitt Lane, Nashville, TN 37115.

The purpose of this Quitclaim Deed is to consolidate the above referenced tax parcels into a single tax parcel.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 20th day of November 2024.

LEGACY SOUTH, LLC,
a Tennessee limited liability company

By: _____

Name: Frank E. Neal IV

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, 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 President of Legacy South, LLC, the within named bargainor, a Tennessee limited liability company, and that as such officer of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Frank E. Neal IV, President of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of November 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/27

JUNE JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Parcel I:

A certain tract of land located in Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" in. rebar, 18" in length with a plastic cap stamped "K. Crowe #1979," all bearings stated herein are notated to Deed Book 9614, Page 78, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin set on the South right-of-way of Nesbitt Lane said point lying 25' South of centerline and also being the northeast corner of Heritage Glen P.U.D., Plat Book 6900, Page 981, in the Register's Office for Davidson County, Tennessee. Thence, with said right-of-way the following calls: North 89 Degrees 42 Minutes 47 Seconds East, a distance of 18.00' to an iron pin found at the point of curvature of a tangent curve, concave to the North, having a radius of 4,231.96' and a central angle of 3 Degrees 03 Minutes 00 Seconds a chord bearing and distance of North 88 Degrees 11 Minutes 17 Seconds East, 225.25', thence East along said curve, a distance of 225.28', curving to the left to an iron pin found.

Thence, North 86 Degrees 39 Minutes 47 Seconds East, a distance of 157.35' to an iron pin set.

Thence, with the West property lines of the Ziba Investment Company, L.L.C, as recorded in Deed Book 10562, Page 87, in the Register's Office for Davidson County, Tennessee, South 0 Degrees 56 Minutes 49 Seconds East, a distance of 201.88' to an iron pin found.

Thence, North 87 Degrees 14 Minutes 10 Seconds East, a distance of 92.72' to an iron pin found.

Thence, South 1 Degrees 39 Minutes 41 Seconds East, a distance of 54.42' to an iron pin found.

Thence, South 89 Degrees 09 Minutes 59 Seconds East, a distance of 143.70' to an iron pin set by a disturbed iron pin found in the west property line of the First Industrial, L.P. property as recorded in Instrument Number 200001280009303, in the Register's Office for Davidson County, Tennessee.

Thence, with said Industrial L.P. property South 1 degrees 00 minutes 07 seconds East, a distance of 627.47' to an iron pin found.

Thence, with the north line of Heritage Glen P.U.D. South 89 degrees 52 minutes 01 seconds West, a distance of 277.23' to an iron pin set.

Thence, with the north lines of Lots 1 thru 7 Heritage Glen P.U.D. North 46 degrees 07 minutes 00 seconds West, a distance of 459.30' to an iron pin set.

Thence, North 4 degrees 36 minutes 42 seconds West, a distance of 548.91' to the POINT OF BEGINNING; said described tract containing 9.88 Acres, more or less according to a survey performed by Kevin David Crowe, PLS# 1979 on 02-28-2002.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed of record as Instrument No. 20231129-0091996, in the Register's Office of Davidson County, Tennessee.

Parcel II:

A certain tract or parcel of land in the 3rd Council District of Davidson County, Tennessee, described according to a survey made by J. Bruce Rainey, Surveyor #823, dated 04/30/84, as follows:

Beginning at an iron pin in the Southerly margin of Nesbitt Lane at the Northeast corner of this tract, thence leaving the margin of said Lane South 00° 56' 00" East, 259.43 feet to an iron pin; thence North 89° 05' 46" West 143.71 feet to an iron pin; thence North 01° 33' 43" West, 54.42 feet to an iron pin; thence South 87° 23' 14" West, 92.73 feet to an iron pin; thence North 00° 40' 52" West, 201.88 feet to an iron pin in the Southerly margin of Nesbitt Lane; thence with the Lane the following calls: North 86° 45' 00" East, 24.35 feet to an iron pin; thence with a curve to the right, having a radius of 2,698.59 feet, and having a long chord of 202.97 feet, said chord having a bearing of North 88° 54' 19" East, a distance along the curve of 203.01 feet to an iron pin; thence South 88° 56' 23" East, 8.74 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that certain portion of the property described in that certain Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20241002-0076547, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Warranty Deed of record as Instrument No. 20241101-0084869, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 11-20-2024.

Date

Affiant Signature

11-21-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of November, 2024.

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY