Karen Johnson
Batch # 1230979
01/28/2025 10 53 45 AM
Fees $23 00 Taxes $9,390 60
Davidson County
DEEDWARRSP
4 pgs
20250128-0006402

Special Warranty 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 $ 2,538,000.00. Affiant Subscribed and sworn to before me, this the 27th day of January 2025. Notary Public My commission expires 3/21/28

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	See Exhibit A

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, TCM Taylor, LLC, a Tennessee limited liability company ("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.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, 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, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, 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 23 day of January 2025.

GRANTOR:

TCM TAYLOR, LLC,
a Tennessee ~~limited~~ liability company

By: _____
Name: Thomas H Evans, III
Title: Authorized Signatory

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THOMAS EVANS III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged THOMAS EVANS III to be Auth Signatory of TCM Taylor, LLC, the within named bargainor, a Tennessee limited liability company, and that as such THOMAS EVANS III being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by THOMAS EVANS III as Auth Signatory.

Witness my hand and seal, at office in John Creek, GA, this the 23 day of January 2025.

_____
NOTARY PUBLIC

My Commission Expires: 01/04/2027

RISHABH PATEL NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMM EXPIRES 01/04/2027

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit Nos. 43-60 on the plan of Taylor, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Taylor, a Horizontal Property Regime with Private Elements of record in Instrument No. 20231116-0089552 and amended in Instrument No. 20240125-0005169 and Instrument No. 20241202-0093645 and Instrument No. 20250122-0004824, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to TCM Taylor, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20250128-0006396, in the Register's Office of Davidson County, Tennessee.

Units also being known as Map and Parcel Numbers:

060-12-0-D-043.00CO, 060-12-0-D-044.00CO, 060-12-0-D-045.00CO, 060-12-0-D-046.00CO, 060-12-0-D-047.00CO, 060-12-0-D-048.00CO, 060-12-0-D-049.00CO, 060-12-0-D-050.00CO, 060-12-0-D-051.00CO, 060-12-0-D-052.00CO, 060-12-0-D-053.00CO, 060-12-0-D-054.00CO, 060-12-0-D-055.00CO, 060-12-0-D-056.00CO, 060-12-0-D-057.00CO, 060-12-0-D-058.00CO, 060-12-0-D-059.00CO, 060-12-0-D-060.00CO

Also more commonly known as the following address:

3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3400, 3402, 3404, 3405, and 3407 Conviser Drive, Nashville, Tennessee 37207.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220523-0059869, in the Register's Office of Davidson County, Tennessee.

3. Permanent Easement Agreement of record in Book 9388, Page 364, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement of record in Instrument No. 20211105-0148423, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Pumps, and Appurtenances of record in Instrument No. 20220207-0014118, in the Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220513-0055090, in the Register's Office of Davidson County, Tennessee.

7. Matters shown on the Plan of record in Book 8250, Page 916 and Instrument No. 20250103-0005169, in the Register's Office of Davidson County, Tennessee.

8. Declaration of Covenants, Conditions, and Restrictions of Taylor, a Horizontal Property Regime with Private Elements of record in Instrument No. 20231116-0089552 and amended in Instrument No. 20240125-0005169, Instrument No. 20241202-0093645, and Instrument No. 20250122-0004824, in the Register's Office of Davidson County, Tennessee.