Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson
Batch # 1251626
03/25/2025 10 39 16 AM
Fees $13 00 Taxes $2,280 68

Davidson County
DEEDWARRSP
2 pgs

20250325-0022203

Special Warranty Deed

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson DH The actual consideration or value, whichever is greater, for this transfer is $616,400.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2025. Notary Public My commission expires My Commission Expires: May 20, 2028

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.
Ramaiah Narla	New Owner	071-08-4B-011.00-CO
1717 Andrew Crockett Court		
Brentwood, TN 37027		

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 **RAMAIAH NARLA, A MARRIED MAN**, 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. 11, on the plan of Highland Gardens, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Highland Gardens, a Horizontal Property Regime with Private Elements of record as Instrument No. 20231116-0089553, and amended as Instrument No. 20240627-0048369, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by deed from Best Street, a Tennessee general partnership of record as Instrument No. 20231002-0076955, dated September 29, 2023, said Register's Office.

Being part of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by deed from Advent Investco, LLC, a Tennessee limited liability company, of record in Instrument No. 20231006-0079089, Instrument No. 20231006-0079090, dated October 2, 2023, said Register's Office.

Being part of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by deed from Cruzen Street Partners, a Tennesse general partnership, of record in Instrument No. 20231006-0079091, dated October 2, 2023, said Register's Office.

Being part of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by deed from Advent Capital Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20231006-0079092, dated October 2, 2023, said Register's Office.

For further reference, see Quitclaim Deed of record as Instrument No 20231116-0089487, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

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 Unit 11, 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 21st day of March, 2025.

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, 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, 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 21st day of March, 2025

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29