Special Warranty Deed

Karen Johnson Davidson County Batch# 1254885 DEEDWARRSP 04/01/2025 02:32:30 PM 7 pgs Fees: $38.00 Taxes: $832.50 20250401-0024751	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March 2025. Notary Public My commission expires: 09-08-25

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, 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	051-00-0-115.00

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, SHELIA K. ROGERS, an individual, and REGINALD HARBUT, an individual ("Grantors"), have this day bargained and sold, and do 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. This is improved property known as 3304 Walton Lane, Nashville, Tennessee 37216.

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. Grantors covenant that they 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 permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantors further covenant and bind themselves, their heirs, 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 Grantors, 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 31 day of March 2025.

GRANTORS:

Shelia Rogers
SHELIA ROGERS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, SHELIA Rogers, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Gallatin, Tennessee, this the 31 day of March 2025.

NOTARY PUBLIC

My Commission Expires: 10/24/2029

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Reginald G Harbut
REGINALD HARBUT

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Reginald Harbut, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Chicago, Illinois, this the 31 day of March 2025.

NOTARY PUBLIC

My Commission Expires: January 31, 2029

OFFICIAL SEAL
QUINCY H STEPNEY
Notary Public, State of Illinois
Commission No. 1003733
My Commission Expires
January 31, 2029

Exhibit A

Legal Description

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF A TRACT OF LAND IN THE NAME OF PERCY M. DODSON & MARY D HARBUT, AS RECORDED IN DB-00005896-0000866 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" CAPPED IRON PIN ON THE NORTHEAST CORNER LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE, AS RECORDED IN PL-20230822-0065442, IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20250205-0008785, ON THE WESTERLY LINE OF A TRACT OF LAND IN THE NAME OF MICHAEL ALLEN JENKINS AND ARNITHEA DORCEL BENSON, AS RECORDED IN QC-20120824-0076421, AND THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT OF LAND IN THE NAME OF LEGACY SOUTH, LLC, AS RECORDED IN DB-20250205-0008784;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, AND WESTERLY LINE OF SAID JENKINS AND BENSON LANDS, SOUTH 03°41'37" WEST, A DISTANCE OF 120.37 FEET TO A FOUND ½" IRON PIN (NO CAP) ON THE SOUTHWEST CORNER OF SAID JENKINS/BENSON LANDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID JENKINS/BENSON LANDS, SOUTH 82°24'39" EAST, A DISTANCE OF 85.14 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF A TRACT OF LAND IN THE NAME OF PERCY M. DODSON, AS RECORDED IN DB-00004821-0000234;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID DODSON LANDS, SOUTH 04°58'46" WEST, A DISTANCE OF 207.12 FEET TO A SET MAG NAIL ON THE NORTHERLY RIGHT-OF-WAY OF WALTON LANE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID WALTON LANE, NORTH 82°24'30" WEST, A DISTANCE OF 85.00 FEET TO A SET MAG NAIL ON THE EASTERLY LINE OF THE AFOREMENTIONED LOT 2 OF THE SUBDIVISION OF 3300 WALTON LANE;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, NORTH 04°56'25" EAST, A DISTANCE OF 207.12 FEET TO THE TRUE POINT OF BEGINNING.

Being the same property conveyed to PERCY H. DODSON AND MARY D. HARBUT, by deed from BLANCH DODSON AND WIFE, CATHERINE G. DODSON, of record in Book 5896, page 866, dated June 9, 1982, said Register's Office.

PERCY H. DODSON died testate on or about May 27, 2009, devising said property to SHELIA K. ROGERS, by will of record in Docket No. 09P1581, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

MARY D. HARBUT died intestate on or about August 24, 2019, leaving REGINALD HARBUT as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as instrument No. 202504010024750 said Register's Office.

Exhibit B

Permitted Exceptions

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

2. Easement of record in Book 4780, Page 456, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Goetz, 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 March 31, 2025.

Date

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON