Karen Johnson Davidson County
Batch# 1267319 DEEDWARRSP
05/01/2025 10:49:30 AM 6 pgs
Fees: $33.00 Taxes: $2,642.45
20250501-0033667

Special Warranty Deed

	STATE OF ~~TENNESSEE~~ Georgia 4/29/25 COUNTY OF ~~Davidson~~ Gwinnett 4/29/25 The actual consideration or value, whichever is greater, for this transfer is $714,174.50 Affiant Subscribed and sworn to before me, this the 30th day of April, 2025. Notary Public My commission expires: 02-19-2027

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	060120D03800CO 060120D03900CO 060120D04000CO 060120D04100CO 060120D04200CO

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. This is unimproved property, known as Units 38, 39, 40, 41, and 42 in Taylor, a Horizontal Property Regime in Nashville, Tennessee.

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 29 day of April, 2025.

GRANTOR:

TCM TAYLOR, LLC,
a Tennessee limited liability company

By: Christopher Bailey Boone
Name: Christopher Bailey Boone
Title: Authorized Signatory

STATE OF Georgia)
COUNTY OF Gwinnett)

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

Witness my hand and seal, at office in Gwinnett County, Georgia, this the 29 day of April, 2025.

Lisa Pild
NOTARY PUBLIC

My Commission Expires: 02-19-2027

LISA PILOT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMMISSION EXPIRES 02/19/2027

Exhibit A
Legal Description

Land Situate in Davidson County, Tennessee being known as Units 38, 39, 40, 41, and 42 on the plan 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 amended by Scrivener's Affidavit of record as Instrument No. 20250122-0004824, in the Register's Office of Davidson County, Tennessee.

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

Exhibit B

Permitted Exceptions

1. Taxes for 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 Mains, 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. 20250103-0000559, 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.

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 04-29-2025.

Date

Affiant Signature

04-30-2025
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

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

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)