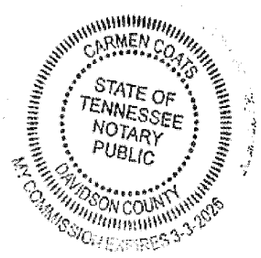
Karen Johnson Davidson County
Batch# 1293193 DEEDWARRSP
07/02/2025 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,284.01
20250702-0052507

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $617,300.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025.

Notary Public

My commission expires: 3/3/26

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:
Sean Sarbaugh	NexBank	071-08-4B-007.00-CO
504 Edwin Street #7	2515 Mckinney Avenue, 1700	
Nashville, TN 37207	Dallas, TX 75201	

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 **SEAN SARBAUGH, AN UNMARRIED 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. 7 on the Plan of Highland Gardens, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Highland Gardens, of record in Instrument No. 20231019-0082174 and Termination in Instrument No. 20231116-0089441 and Restated in Instrument No. 20231116-0089553, and First Amendment record in Instrument No. 20240627-0048369 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee limited liability company by Quitclaim Deed from Legacy South LLC, a Tennessee limited liability company of record in Instrument No. 20231116-0089487 Register's Office for Davidson County, Tennessee, dated November 15, 2023 and recorded on November 16, 2023.

Tract 1
Land in Davidson County, Tennessee, being Lot No. 2 on the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 382.22 feet on the Easterly line and 379.60 feet on the Westerly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Advent Investco, LLC, a Tennessee limited liability company, by Warranty Deed from William G. Wallis, Sr., unmarried of record in Instrument No. 20230322-0020891 and Quitclaim Deed of record in Instrument No. 20230322-0020892, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed from Advent Investco, LLC, a Tennessee limited liability company of record as Instrument No. 20231006-0079089, in the Register's Office for Davidson County, Tennessee.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Advent Capital Partners, a Tennessee limited liability company, by Special Warranty Deed from William Tracy Harris and Cara Louise Harris, husband and wife, of record in Instrument No. 20230127-0006368 and Quitclaim Deed of record in Instrument No. 20230127-0006369, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Quitclaim Deed from Advent Capital Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20231006-0079092, in the Register's Office for Davidson County, Tennessee.

Tract 3
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove Annex, of record in Plat Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 387.46 feet on the Easterly line and 384.84 feet on the Westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Cruzen Street Partners, a Tennessee general partnership, by Warranty Deed from Thomas F. Rollins and wife, Mary Rollins, of record in Instrument No. 20200805-0087179, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed from Cruzen Street Partners, a Tennessee general partnership of record as Instrument No. 20231006-0079091, in the Register's Office for Davidson County, Tennessee.

Tract 4
Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Advent Investco, LLC, a Tennessee limited liability company, by Warranty Deed from John W. Ray and his successors in Trust as Trustee of the John W. Ray Revocable Trust, dated February 7, 2017 of record in Instrument No. 20201231-0154995, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed from Advent Investco, LLC, a Tennessee limited liability company of record in Instrument No. 20231006-0079090, in the Register's Office for Davidson County, Tennessee.

Tract 5
Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Walnut Grove Annex, as of record in Book 1424, page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 392.70 feet on the Easterly line and 390.08 feet on the Westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Best Street, a Tennessee general partnership by Warranty Deed from Franklin L. Reed and wife, Dorothy H. Reed of record in Instrument No. 20220128-0010468, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Warranty Deed from Best Street, a Tennessee general partnership of record in Instrument No. 20231002-0076955, in the Register's Office for Davidson County, Tennessee.

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 #7, 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 1st day of July, 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 1st day of July, 2025.

_____
Notary Public

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

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 1. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of Julv, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028