Karen Johnson Davidson County
Batch# 1306870 DEEDQC
08/08/2025 10:22:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250808-0063056

QUITCLAIM DEED

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 7 day of August 2025. Notary Public My commission expires: 3/21/28

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob F. Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Legacy South, LLC 2405 Dickerson Pike Nashville, Tennessee 37207	New Owner	051-00-0-210.00; 051-00-0-116.00; 051-00-0-100.00; 051-00-0-094.00; 051-00-0-221.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, LEGACY SOUTH, LLC, a Tennessee limited liability company ("Grantor"), by these presents does hereby quitclaim and convey unto LEGACY SOUTH, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all its right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is unimproved property known as 3300, 3302, and 0 (three (3) unnumbered parcels) Walton Lane, Nashville, Tennessee 37216.

This deed is being recorded in the public records for the purpose of consolidating the above reference Tax Parcels into one Tax Parcel.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of August 2025

LEGACY SOUTH, LLC,
a Tennessee limited liability company

By: _____

Name: Frank E. Neal IV

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared 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 President of Legacy South, LLC, the within named bargainor, a Tennessee limited liability company, and that as President of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Frank E. Neal IV, President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/28



Exhibit A

Legal Description

TRACT 1

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 CARRIE A. S. ALCORN (LE) AND EVELYN SUGGS, AS RECORDED IN QC-00008315-0000807 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 ALBENDER DONELSON, AS RECORDED IN WB-20071016-0122586, 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 TRACT OF LAND IN THE NAME OF MAY ALICE RIDLEY, AS RECORDED IN QC-00010593-0000870;

THENCE ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, AND WESTERLY LINE OF SAID JENKINS AND BENSON LANDS, NORTH 07°46'20" WEST, A DISTANCE OF 17.64 FEET TO A FOUND CAPPED ½" IRON PIN ON THE SOUTHWEST CORNER OF A TRACT OF LAND IN THE NAME OF VICTORY IS FAITH CHURCH, INC, AS RECORDED IN QC-00010518-0000066;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, AND WESTERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS NORTH 06°23'17" EAST, A DISTANCE OF 346.53 FEET TO A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND IN THE NAME OF BUELAH M. DOTSON, AS RECORDED IN WB-00000118-0000699;

THENCE ALONG THE NORTHERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS AND SOUTHERLY LINE OF SAID DOTSON LANDS, SOUTH 81°57'26" EAST, A DISTANCE OF 383.63 FEET TO A FOUND ½" IRON PIN "COLLIER" AT THE SOUTHEAST CORNER OF THE SAID DOTSON LANDS, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF THE SAID DOTSON LANDS, NORTH 03°51'29" EAST, A DISTANCE OF 233.15 FEET TO A FOUND ½" IRON PIN "COLLIER" ON A SOUTHERLY LINE OF THE AFORMENTIONED VICTORY IS FAITH CHURCH, INC LANDS;

THENCE ALONG THE LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS THE FOLLOWING 3 (THREE) COURSES:

1) SOUTH 81°58'43" EAST, A DISTANCE OF 282.27 FEET TO A FOUND 5/8" CAPPED IRON PIN
2) SOUTH 07°20'38" WEST, A DISTANCE OF 232.65 FEET TO A FOUND ½" IRON PIN "COLLIER"

NORTH 81°57'26" WEST, A DISTANCE OF 268.10 FEET TO THE TRUE POINT OF BEGINNING;

BEING THE SAME PROPERTY CONVEYED TO LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250205-0008783, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2

SITUATE IN THE CITY OF NASHVILLE, THE 5TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING PART OF A TRACT OF LAND IN THE NAME OF MAY ALICE RIDLEY, AS RECORDED IN QC-00010593-0000870 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 ALBENDER DONELSON, AS RECORDED IN WB-20071016-0122586,, 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;

THENCE ALONG THE NORTHERY LINE OF SAID LOT 2, SOUTH 85°47'14" WEST, A DISTANCE OF 201.07 FEET TO A FOUND 5/8" IRON PIN (WITHOUT CAP) ON THE EASTERLY LINE OF A TRACT OF LAND IN THE NAME OF THE RK COMPANY, AS RECORDED IN QC-00010381-0000379;

THENCE ALONG THE EASTERLY LINE OF SAID RK COMPANY LANDS THE FOLLOWING 2 (TWO) COURSES:
1) NORTH 05°25'33" EAST, A DISTANCE OF 217.98 FEET TO A FOUND ½" IRON PIN (NO CAP)
2) NORTH 85°32'00" EAST, A DISTANCE OF 200.58 FEET TO A FOUND BENT ½" IRON PIN (NO CAP) ON THE WESTERLY LINE OF A TRACT OF LAND IN THE NAME OF VICTORY IS FAITH CHURCH, INC, AS RECORDED IN QC-00010518-0000066

THENCE ALONG THE WESTERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS, SOUTH 06°23'17" WEST, A DISTANCE OF 201.66 FEET TO A FOUND ½" IRON PIN (CAPPED) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED JENKINS/BENSON LANDS;

THENCE ALONG THE WESTERLY LINE OF THE SAID JENKINS/BENSON LANDS THE FOLLOWING 2 (TWO) COURSES:

1) SOUTH 08°39'09" EAST, A DISTANCE OF 16.37 FEET TO A POINT

SOUTH 03°49'00" WEST, A DISTANCE OF 1.25 FEET TO THE POINT OF BEGINNING;

BEING THE SAME PROPERTY CONVEYED TO LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250205-0008784, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, AS SHOWN ON THE MAP ENTITLED FINAL PLAT 3300 WALTON LANE, OF RECORD IN INSTRUMENT NO. 20230822-0065442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250205-0008785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 4

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 BUELAH M. DOTSON, AS RECORDED IN WB-00000118-0000699 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 ALBENDER DONELSON, AS RECORDED IN WB-20071016-0122586, 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 TRACT OF LAND IN THE NAME OF MAY ALICE RIDLEY, AS RECORDED IN QC-00010593-0000870;

THENCE ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, AND WESTERLY LINE OF SAID JENKINS AND BENSON LANDS, NORTH 07°46'20" WEST, A DISTANCE OF 17.64 FEET TO A FOUND CAPPED ½" IRON PIN ON THE SOUTHWEST CORNER OF A TRACT OF LAND IN THE NAME OF VICTORY IS FAITH CHURCH, INC, AS RECORDED IN QC-00010518-0000066;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, AND WESTERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS NORTH

06°23'17" EAST, A DISTANCE OF 346.53 FEET TO A FOUND 5/8" IRON PIN (WITHOUT CAP) AT A NORTHWESTERLY CORNER OF THE AFOREMENTIONED VICTORY IS FAITH CHURCH, INC LANDS, ON THE EASTERLY LINE OF A TRACT OF LAND IN THE NAME OF THE RK COMPANY, AS RECORDED IN QC-00010381-0000379, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RK COMPANY LANDS, NORTH 03°53'32" EAST, A DISTANCE OF 233.00 FEET TO A FOUND ½" IRON PIN "COLLIER" ON A SOUTHWESTERLY CORNER OF THE AFOREMENTIONED VICTORY IS FAITH CHURCH, INC LANDS

THENCE ALONG A SOUTHERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS, SOUTH 81°58'43" EAST, A DISTANCE OF 383.48 FEET TO A FOUND ½" IRON PIN "COLLIER" AT THE NORTHWESTERLY CORNER OF A TRACT OF LAND IN THE NAME OF CARRIE A. S. ALCORN (LE) AND EVELYN SUGGS, AS RECORDED IN QC-00008315-0000807;

THENCE ALONG THE WESTERLY LINE OF SAID ALCORN SUGGS LANDS, SOUTH 03°51'29" WEST, A DISTANCE OF 233.15 FEET TO A FOUND ½" IRON PIN "COLLIER" ON A NORTHERLY LINE OF THE AFOREMENTIONED VICTORY IS FAITH CHURCH, INC LANDS'

THENCE ALONG THE NORTHERLY LINE OF SAID VICTORY IS FAITH CHURCH, INC LANDS, NORTH 81°57'26" EAST, A DISTANCE OF 383.63 FEET TO THE TRUE POINT OF BEGINNING;

BEING THE SAME PROPERTY CONVEYED TO LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250205-0008786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 5

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 BUELAH M. DOTSON, AS RECORDED IN WB-00000118-0000699 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 ALBENDER DONELSON, AS RECORDED IN WB-20071016-0122586, 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 TRACT OF LAND IN THE NAME OF MAY ALICE RIDLEY, AS RECORDED IN QC-00010593-0000870;

THENCE ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, AND WESTERLY LINE OF SAID JENKINS AND BENSON LANDS, NORTH 07°46'20" WEST, A DISTANCE OF 17.64 FEET TO A FOUND CAPPED ½" IRON PIN ON THE SOUTHWEST CORNER OF A TRACT OF LAND IN THE NAME OF VICTORY IS FAITH CHURCH, INC, AS RECORDED IN QC-00010518-0000066, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RIDLEY LANDS, NORTH 06°23'17" EAST, A DISTANCE OF 346.53 FEET TO A FOUND 5/8" IRON PIN (WITHOUT CAP) AT A SOUTHWESTERLY CORNER OF A TRACT OF LAND IN THE NAME OF BUELAH M. DOTSON, AS RECORDED IN WB-00000118-0000699, ON THE EASTERLY LINE OF A TRACT OF LAND IN THE NAME OF THE RK COMPANY, AS RECORDED IN QC-00010381-0000379,

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID DOTSON LANDS, AND THE SOUTHERLY LINE OF A TRACT OF LAND IN THE NAME OF CARRIE A. S. ALCORN (LE) AND EVELYN SUGGS, AS RECORDED IN QC-00008315-0000807, SOUTH 81°57'26" EAST, A DISTANCE OF 651.73 FEET TO A FOUND ½" IRON PIN "COLLIER" ;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAUD ALCORN.SUGGS LANDS, NORTH 07°20'38" EAST, A DISTANCE OF 232.65 FEET TO A FOUND ½" IRON PIN "COLLIER";

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAUD ALCORN.SUGGS LANDS, AND IN PART THE AFOREMENTIONED DOTSON LANDS, NORTH 81°58'43" WEST, A DISTANCE OF 665.75 FEET TO A FOUND ½" IRON PIN "COLLIER" ON THE EASTERLY LINE OF THE AFOREMENTIONED RK COMPANY LANDS;

THENCE ALONG THE EASTERLY LINE OF SAID RK COMPANY LANDS, NORTH 03°53'32" EAST, A DISTANCE OF 22.51 FEET TO A FOUND RIGHT-OF-WAY MONUMENT ON THE LIMITED ACCESS RIGHT-OF-WAY OF I 65;

THENCE ALONG THE LIMITED ACCESS RIGHT-OF-WAY OF I 65 THE FOLLOWING 2 (TWO) COURSES:
1) NORTH 51°18'15" EAST, A DISTANCE OF 329.31 FEET TO A FOUND A FOUND ½" IRON PIN "COLLIER"
2) SOUTH 75°45'51" EAST, A DISTANCE OF 451.99 FEET TO A SET IRON PIN AND CAP

THENCE ALONG A NEW DIVISION LINE THROUGH SAID VICTORY IS FAITH CHURCH, INC LANDS THE FOLLOWING 2 (TWO) COURSES:
1) SOUTH 08°47'25" WEST, A DISTANCE OF 213.27 FEET TO A SET IRON PIN AND CAP

2) SOUTH 07°21'37" WEST, A DISTANCE OF 581.51 FEET TO A SET IRON PIN AND CAP ON THE NORTHERLY LINE OF LOT 5 OF WALTON LANE ESTATES, AS RECORDED IN PB-00005200-0000551, IN THE NAME OF ZW INVESTMENT GROUP, LLC, AS RECORDED IN DB-20210623-0085059;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 81°46'46" WEST, A DISTANCE OF 174.09 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTHEAST CORNER OF THE RESERVE PARCEL OF THE JENKINS TRACT SUBDIVISION, AS RECORDED IN PL-00006200-0000225, IN THE NAME OF VIVIAN & MICHAEL A. JENKINS, AS RECORDED IN DB-00007863-0000977;

THENCE ALONG THE NORTHERLY LINE OF SAID JENKINS AND IN PART THE NORTHERLY LINE OF THE AFOREMENTIONED JENKINS AND BENSON LANDS, NORTH 81°43'41" WEST, A DISTANCE OF 476.60 FEET TO THE TRUE POINT OF BEGINNING;

BEING THE SAME PROPERTY CONVEYED TO LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250205-0008787, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRUE COPY CERTIFICATION

I, Jacob F. Giesecke, 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 August 7, 2025.

8/7/2025
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7 day of August 2025, personally appeared before me, Mark A. Krebs a notary public for this county and state, Jacob F. Giesecke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/21/28