Karen Johnson Davidson County
Batch# 1317781 DEEDWARRSP
09/03/2025 10:27:30 AM 6 pgs
Fees: $33.00 Taxes: $2,113.96
20250903-0070225

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $571,339.60 Affiant Subscribed and sworn to before me, this the 29th day of August, 2025. Notary Public My commission expires: 9-08-25

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, TN 37207	New Owner	060120D01800CO 060120D01900CO 060120D02000CO 060120D02100CO

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 18, 19, 20, and 21 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.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 27 day of August, 2025.

GRANTOR:

TCM Taylor, LLC,
a Tennessee limited liability company

By: Christopher Bailey Boone
Name:
Title: Authorized Signatory

STATE OF Georgia)
COUNTY OF Forsyth)

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 Christopher B. Boone to be Authorized Signatory of TCM Taylor, LLC, the within named bargainor, a Tennessee limited liability company, and that Christopher Bailey Boone 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 Christopher Bailey Boone as Authorized Signatory.

Witness my hand and seal, at office in Forsyth County, Georgia, this the 27 day of August, 2025.

Lisa Pilch
NOTARY PUBLIC

My Commission Expires: 02-19-2027

LISA PILCH NOTARY PUBLIC GWINNETT COUNTY, GEORGIA COMM. EXPIRES 02/19/2027

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit Nos. 18, 19, 20 and 21, on the plan of Taylor, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Taylor, a Horizontal Property Regime with Private Elements of record as Instrument No. 20231116-0089552, amended as Instrument Nos. 20240125-0005169 and 20241202-0093645, and corrected as Instrument No. 20250122-0004824, 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 TCM TAYLOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20250128-0006396, dated January 23, 2025, said Register's Office.

Exhibit B

Permitted Exceptions

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

2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

4. Rights and claims of parties in possession.

5. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

6. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

7. Liens, encumbrances or claims thereof, which are not shown by the public record.

8. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 060-12-0D-018.00 CO, 060-12-0D-019.00 CO, 060-12-0D-020.00 CO and 060-12-0D-021.00 CO.

   Davidson County taxes for 2024, Map-Par. 060-12-0D-018.00 CO, 060-12-0D-019.00 CO, 060-12-0D-020.00 CO and 060-12-0D-021.00 CO, $325.40, PAID ON EACH PARCEL

   If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

9. Matters shown on the Plan of record in Book 8250, page 916, and as Instrument No. 20250103-0000559, said Register's Office.

10. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20231116-0089552, amended

as Instrument Nos. 20240125-0005169 and 20241202-0093645, and corrected as Instrument No. 20250122-0004824, said Register's Office.

11. Permanent Easement Agreement of record in Book 9388, page 364, said Register's Office.

12. Agreement for Dedication of Easement of record as Instrument No. 20211105-0148423, said Register's Office.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20220207-0014118, said Register's Office.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220513-0055090, said Register's Office.

15. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220523-0059869, Register's Office for Davidson County, Tennessee.

16. Notice of Options to Purchase of record as Instrument No. 20250128-006397, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 27, 2025.

Date

Affiant Signature

September 2, 2025

Date

State of Tennessee

County of Davidson

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