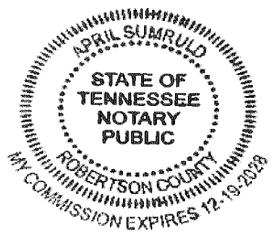
Karen Johnson Davidson County
Batch# 1346506 DEEDWARRSP
11/14/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,660.93
20251114-0091124

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $448,900.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 12th day of November, 2025.

Notary Public

My commission expires: 12/19/28

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:
Robert Keith Bruno	Mutual of Omaha Mortgage, Inc.	060-12-0D-054.00-CO
3356 Conviser Drive	3131 Camino Del Rio North, Suite #1100	
Nashville, TN 37207	San Diego, CA 92108	

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 **ROBERT KEITH BRUNO, 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. 54 on the Plan of Taylor, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20231019-0082186 and terminated in Instrument No. 20231116-0089440, Restated in Instrument No. 20231116-0089552, and as amended in Instrument No. 20240125-0005169, and as further amended in Instrument No. 20241202-0093645, with a Scrivener's Affidavit of record in Instrument No. 20250122-004824, 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 Special Warranty Deed from Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common of record in Instrument No. 20231002-0076958 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 02, 2023.

Being a portion of the same property conveyed to TCM Taylor, LLC, a Tennessee limited liability company by Special Warranty Deed from Legacy South, LLC, a Tennessee limited liability company of record in Instrument No. 20250128-0006396 Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded on January 28, 2025.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed from TCM Taylor, LLC, a Tennessee limited liability company of record in Instrument No. 20250128-0006402 Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded on January 28, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3356 Conviser Drive, 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 12th day of November, 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 11th day of November, 2025.



Notary Public

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 November 12.

Affiant Signature

14th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 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

202511140091124