Karen Johnson Davidson County
Batch# 1356596 DEEDQC
12/11/2025 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098418

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Legacy Capital Enterprises
7051 Hwy 70 S. #143
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel Numbers:
081 15 0 044.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9 day of December, 2025.

Notary Public

My Commission Expires:
7/2/29

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TWOLSONECWHITAKER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **LEGACY CAPITAL ENTERPRISES, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1419 22nd Ave. N., Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9 day of December, 2025.

TWOLSONECWHITAKER, LLC

By: Andre Ballew, Authorized Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andre Ballew, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged themselves to be an Authorized Member of the within named Grantor, a Tennessee limited liability company, and that they as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Andre Ballew as such Authorized Member.

Witness my hand and official seal this 9 day of December, 2025.

My commission expires: 7/2/24

Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Tract IV: Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of S.A. Champion's Subdivision of Lot No. 85, etc., in the Harding Plan, of record in Plat Book 161, Page 132, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to TWOLSONECWHITAKER, LLC, by Quitclaim Deed from Andre Ballew, a married man, of record in Instrument No. 20221014-0112826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/9/25. (date of document).

Affiant Signature

12/10/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

