Karen Johnson Davidson County
Batch# 1376508 DEEDWARRSP
02/05/2026 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,717.91
20260205-0008101

Special Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $464,300.00 Affiant Subscribed and sworn to before me, this the 26th day of January, 2026. Carmen Coats 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:
Sammie Spears Karen Spears	Mutual of Omaha Mortgage, Inc.	042-08-0B-177.00-CO
245 Nesbitt Lane	3131 Camino Del Rio North, Suite #1100	
Madison, TN 37115	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 **SAMMIE SPEARS AND KAREN SPEARS, HUSBAND AND WIFE**, 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. 177, on the Plan of The Chadwick, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250218-0011571, and Scrivener's Affidavit of record in Instrument No. 20250221-0012739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract One:
Being the same property conveyed to 253 Nesbitt, LLC, a Tennessee limited liability company by Special Warranty deed from Anthony G. Didier and Robert D. Dougher, as tenants in common of record in Instrument No. 20230607-0043349 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 07, 2023.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed from 253 Nesbitt, LLC, a Tennessee limited liability company, in Instrument No. 20231129-0091996, Register's Office of Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from NESBITT, LLC, a Tennessee limited liability company of record in Instrument No. 20231129-0091997, Register's Office for Davidson County, Tennessee, dated November 28, 2023 and recorded on November 29, 2023.

Tract Two:
Being the same property conveyed to West Wood Communities Inc., a Tennessee corporation as to a one-half (1/2) undivided interest and Robert J. Wingo, as to a one-half (1/2) undivided interest by Warranty Deed from Cadence Bank N.A. dated May 21, 2010 and recorded May 24, 2010 in Instrument No. 20100524-0039740, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert J. Wingo Jr. and Robert J. Wingo by Quitclaim Deed from West Wood Communities Inc., of recorded in Instrument No. 20131105-0114838, Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on November 05, 2013.

Being the same property conveyed to Legacy South, LLC by Warranty Deed form Robert J. Wingo, Jr. as to a 25% interest and Robert J. Wingo as to a 75% interest of recorded in Instrument No. 20241101-0084869, Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert J. Wingo, Jr. and Robert J. Wingo of record in Instrument No. 20241101-0084870 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 01, 2024.

Being 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, dated November 20, 2024 and recorded November 21, 2024 in Instrument No. 20241121-0091247, Register's Office of Davidson County, Tennessee (for the express purpose of combining parcels into one single tax parcel).

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 245 Nesbitt Lane, Madison, TN 37115, 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 26 day of January, 2026.

Legacy South, LLC, a Tennessee Limited Liability Company

By: _____

Divan Bezuidenhout, Authorized Agent

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 Divan Bezuidenhout, 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 Authorized Agent 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 22nd day of January, 2026.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
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 January 26, 2026

Affiant Signature

2nd day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

