Karen Johnson Davidson County
Batch# 1394134 DEEDWARRSP
03/18/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260318-0021485

Special Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 12th day of March, 2026. April Sumrud 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:
Donald Hensel Mary Owens	Ascend Federal Credit Union	042-08-0B-180.00-CO
251 Nesbitt Lane	520 Airpark Drive	
Madison, TN 37115	Tullahoma, TN 37388	

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 **DONALD HENSEL AND MARY OWENS, 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. 180, 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, dated November 28, 2023 and recorded November 29, 2023 in Instrument NO. 20231129-0091996, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Quitclaim Deed from 253 Nesbitt, LLC, a Tennessee limited liability company, dated November 28, 2023 in Instrument No. 20231129-0091997, said Register's Office.

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 NA dated May 21, 2010 and recorded May 24, 2020 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., a Tennessee corporation dated October 22, 2013 and recorded in Instrument No. 20131105-0114838, said Register's Office.

Being the same property conveyed to Legacy South, LLC by Warranty Deed form Robert J. Wingo, Jr. and Robert J. Wingo dated October 31, 2024 and recorded November 1, 2024 in Instrument No. 20241101-0084869; and Quitclaim Deed in Instrument No. 20241101-00084870, Register's Office of Davidson County, Tennessee.

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 251 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 12th day of March, 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 12th day of March, 2026.



_____
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 March 12. 2026

Affiant Signature

18th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

