This Instrument Prepared By and Returned To:
Rahib Diwan
611 Commerce St Ste 2611
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
10 Day of May, 2026.
_____, Deputy Register

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLSTO:	MAP & PARCEL:
EBERSTN, LLC 7105 B AND K RANCH RD GEORGETOWN, TN 37336	SAME	092-10-0M-021.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, WE, LEGENDS PROPERTIES, LLC, a California limited liability company, AND BEEGIE MARIE EBERSBACHER, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto EBERSTN, LLC, a Tennessee limited liability company, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 21 of Axis27, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Axis27 of record in Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, 20200706-0072542 and 20210513-0064928, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LEGENDS PROPERTIES, LLC & BEEGIE MARIE EBERSBACHER, by Warranty Deed from WAT HOLDINGS LIMITED LIABILITY & CRAIG, GINA A TRUST, of record in Instrument No. 20210211-0019761, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 511 27th Ave N, Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1416885 DEEDQC
05/06/2026 04:26:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040975

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4th day of May, 2026

LEGENDS PROPERTIES, LLC,
aCalifornia limited liability company

By: Paul Ebersbacher
Name: Paul R. Ebersbacher
Title: Member

Beegie Marie Ebersbacher

STATE OF Florida
COUNTY OF Broward

Before me, a Notary Public of the state and county aforesaid, personally appeared

Beegie Ebersbacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of May, 2026

Notary Public: David Merkatz
David Merkatz

David Merkatz
NOTARY PUBLIC
STATE OF FLORIDA
Appt. No. HH 367674
Expires February 28, 2027
Online Notary Center

My Commission Expires: 02/28/2027

Notarial Act performed by Audio-Video Communication.

STATE OF Nevada
COUNTY OF Clark

Before me, a Notary Public of the state and county aforesaid, personally appeared

Paul Ebersbacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 4th day of May, 2026

Notary Public: Norma Jean Becker

NORMA JEAN BECKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-6475-01
Expires September 20, 2026
Online Notary Center

My Commission Expires: 09/20/2026

Notarial Act performed by Audio-Video Communication.

Certificate of Authenticity

I, Rakib Diwan, 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 5/11/26.

Date

Affiant Signature

5/6/26

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 6th day of MAY, 2026.

Notary's Signature

My Commission Expires: 11/05/28

Date

Notary's Seal (if on paper)

