Karen Johnson Davidson County
Batch# 1417419 DEEDWARR
05/07/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20260507-0041269

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $374,900.00. Affiant Subscribed and sworn to before me, this the 1st day of May, 2026. Notary Public My commission expires: 11/5/29

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:
John Whittle	CROSSCOUNTRY MORTGAGE LLC	081-06-0-450.00
6018 Morrow Road	2160 SUPERIOR AVENUE	
Nashville, TN 37209	CLEVELAND, OH 44114	

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 LANDMARK LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WHITTLE, A SINGLE 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 Lot No. 16 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property of record in Plat Book 2, Page 49, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Davidson and Beyerly L. Ingram by Warranty Deed from John W. Gentry and wife Katherine R. Gentry of record in Book 5572, Page 789, Register's Office for Davidson County, Tennessee, dated February 25, 1980 and recorded on March 03, 1980.

The said Robert D. Davidson died.

The said Beverly L. Ingram died on January on or about January 31, 2020.

Affidavit of Heirship executed by a "direct interested party" in Instrument No. 20200313-0028340, in the Register's Office, naming Robert D. Davidson, Jr. and Shuntae Davidson as heirs-at-law

Being the same property conveyed to Terminus Capital Investing LLC, a Georgia Limited Liability Company by Warranty Deed from Estate of Beverly L. Ingram and Robert D. Davidson, Sr, Married, of record in Instrument No. 20241112-0087716 Register's Office for Davidson County, Tennessee, dated November 07, 2024 and recorded on November 12, 2024.
Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Terminus Capital Investing LLC, a Georgia Limited Liability Company of record in Instrument No. 20241112-0087717 Register's Office for

Davidson County, Tennessee, dated November 07, 2024 and recorded on November 12, 2024.

Being the same property conveyed to Legacy Landmark LLC, a Tennessee limited liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241120-0090720 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on November 20, 2024.

Being the same property conveyed to Legacy Landmark LLC, a Tennessee limited liability and JP Investment Group, LLC, a Tennessee limited liability, each a 50% undivided interest by Quitclaim Deed from Legacy Landmark LLC, a Tennessee limited liability Company of record in Instrument No. 20241204-0094208 Register's Office for Davidson County, Tennessee, dated November 27, 2024 and recorded on December 04, 2024.

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 2301 Saint Louis Street, Nashville, TN 37208, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 1st day of May, 2026.

Legacy Landmark LLC, a Tennessee Limited Liability Company

By: _____
Ryan Sacksteder, Managing Member

JP Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Sacksteder, Authorized Agent

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Sacksteder, 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 Managing Member of Legacy Landmark LLC, a Tennessee Limited Liability Company, and the Authorized Agent of JP Investment Group, 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 1st day of May, 2026.

Angela D. Mays
Notary Public

My Commission Expires: 5/31/2028

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

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 May 1. 2026

Affiant Signature

7th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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