Karen Johnson Davidson County
Batch# 1417465 DEEDQC
05/07/2026 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0041334

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann, & McInteer, PLC
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:
080 11 0 004.00

State of Tennessee
County of Williamson

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

Affiant

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7 day of May, 2026.

Notary Public

My Commission Expires:
7-2-29

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 1460 Snell Boulevard, Nashville, TN 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7 day of May, 2026.

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 their 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 7 day of May, 2026.

My commission expires: 7-2-29

Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 364, on the plan of Bordeaux Hills, Section 2 of record in Plan Book 3600, Page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 364 fronts 52.0 feet on the southerly margin of Snell Blvd and extends back 138.8 feet on the northwesterly line and 145.0 feet on the southeasterly line to a dead line in the rear, measuring 67.67 feet thereon.

Being the same property conveyed to TWOLSONECWHITAKER, LLC, by Quitclaim Deed from Andre Ballew, a married man, dated 10/14/2022, of record in Instrument No. 20221014-0112826, Register's Office for Davidson County, Tennessee.

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 5/7/26 (date of document).

Affiant Signature

5/7/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

