Karen Johnson Davidson County
Batch# 1442296 DEEDWARRSP
07/06/2026 08:46:30 AM 6 pgs
Fees: $33.00 Taxes: $2,642.45
20260706-0060190

# Special Warranty Deed




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $714,174.50

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2026

Notary Public

My commission expires: 8-30-2027

**THIS INSTRUMENT WAS PREPARED BY**
**KAALBERG GIESECKE, PLLC**
**123 South 11th Street**
**NASHVILLE, TN 37206**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Legacy South, LLC<br>2405 Dickerson Pike,<br>Nashville, TN 37207 | New Owner | 060-12-0D-087.00-CO<br>060-12-0D-088.00-CO<br>060-12-0D-089.00-CO<br>060-12-0D-090.00-CO<br>060-12-0D-091.00-CO |

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TCM Taylor, LLC, a Tennessee Limited Liability Company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Legacy South, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is unimproved property, known as Units 87, 88, 89, 90, and 91 in Taylor, a Horizontal Property Regime in Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, it successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

*[signature page follows]*

**IN WITNESS WHEREOF**, the undersigned has executed this Special Warranty Deed effective as of the 25 day of June, 2026.

**GRANTOR:**

TCM Taylor, LLC,
a Tennessee limited liability company

By:
Name: Christopher Bailey Boone
Title: Authorized Signatory

STATE OF Georgia )
COUNTY OF Forsyth )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher Bailey Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Signatory of TCM Taylor, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signatory.

Witness my hand and seal, at office in Forsyth, Georgia, this the 25 day of June, 2026.

C. Badgett
NOTARY PUBLIC

My Commission Expires: 5/6/2030

ANDREW CLARKE BADGETT NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES MAY 06 2030

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit Nos. 87, 88, 89, 90 and 91, on the plan of Taylor, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Taylor, a Horizontal Property Regime with Private Elements of record as Instrument No. 20231116-0089552, amended as Instrument Nos. 20240125-0005169 and 20241202-0093645, and corrected as Instrument No. 20250122-0004824, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to TCM TAYLOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20250128-0006396, dated January 23, 2025, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes for year 2026, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 8250, page 916, and as Instrument No. 20250103-0000559, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20231116-0089552, amended as Instrument Nos. 20240125-0005169 and 20241202-0093645, and corrected as Instrument No. 20250122-0004824, said Register's Office.

4. Permanent Easement Agreement of record in Book 9388, page 364, said Register's Office.

5. Agreement for Dedication of Easement of record as Instrument No. 20211105-0148423, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20220207-0014118, said Register's Office.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220513-0055090, said Register's Office.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20220523-0059869, Register's Office for Davidson County, Tennessee.

9. Notice of Options to Purchase of record as Instrument No. 20250128-006397, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 June 25, 2026.

Date

Affiant Signature

June 29, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2026.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON