Karen Johnson Davidson County
Batch# 1443882 DEEDWARR
07/10/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260710-0062395

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this the 7 day of July, 2026. Notary Public My commission expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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:
Tyrique T. Stephens-Cross	New Owner(s)	092-06-0-126.00
2707 Moreno Street		
Nashville, TN 37208		

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 FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYRIQUE T. STEPHENS-CROSS, UNMARRIED**, TSC 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. 349 on the Map of the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Said Lot No. 349 fronts 50 feet on the South side of Morena Street and runs back between lines, 211.6 feet on the west line and 208.5 feet on the East line to the North line of an alley on which in measures 50.2 feet.

Being the same property conveyed to Legacy Landmark LLC, a Tennessee limited liability company by Warranty Deed from Jerome Jones of record in Instrument No. 20250213-0011045 Register's Office for Davidson County, Tennessee, dated February 07, 2025 and recorded on February 13, 2025.

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 **2707 Morena 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 7th day of July, 2026.

Legacy Landmark LLC, a Tennessee Limited Liability Company

By: Ryan Sacksteder
Ryan Sacksteder, President

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Ryan Sacksteder, President, 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 President of Legacy Landmark 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 7th day of July, 2026.

JAVIER ADRIAN MOLANO
Notary Public - State of Florida
Commission # HH529144
Expires on May 20, 2028

Javier Adrian Molano
Notary Public
My Commission Expires: 05/20/2028

Notarized remotely online using communication technology via Proof.

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 July 7. 2026

Affiant Signature

10th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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