Karen Johnson Davidson County
Batch # 1452865 DEEDQC
07/31/2026 09:24:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260731-0070566

35371294
File No: 44137

After Recording, Send to:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Beegie Marie Ebersbacher and Paul R Ebersbacher, 509 27th Ave N, Nashville, TN 37209

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 092100M02000

QUITCLAIM DEED

LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY, ("Grantor"), whose mailing address is **101 Cortez Court, Bakersfield, CA 93314**, for and in consideration of $0.00 (Zero Dollars and Zero Cents), releases and quitclaims to **Beegie Marie Ebersbacher and Paul R Ebersbacher, wife and husband as tenants by entirety**, ("Grantee"), whose tax mailing address is **509 27th Ave N, Nashville, TN 37209,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

PRE

THE FOLLOWING PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTNENACES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 20 OF AXIS27, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSCE CODE AUNOTATED, 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, AND 20200706--0072542 AND 20210513-0064928, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. REFERENCE IS HEREBY MADE TO THE PLAN OF AXIS27 AS SHOWN ON EXHIBIT "B" TO THE THIRD AMENDMENT TO DECLARATION OF RECORD IN INSTRUMENT NO. 20200706-0072542, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE FOR A NORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

APN: 092100M02000

Being the same premises conveyed from SPARKYS HOLDING LIMITED LIABILITY CORPORATION, LLC, A TENNESSEE LIMITED LIABILTY CORPORATION to LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY in a deed dated 01/10/2023 and recorded date 01/11/2023 in Instrument Number 202301110002513 of the official records.

Property Address is: 509 27th Ave N, Nashville, TN 37209

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

PLE BMZ

Executed by the undersigned on July 16, 2026:

LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY

By: _____

Name: Paul Ebersbacher

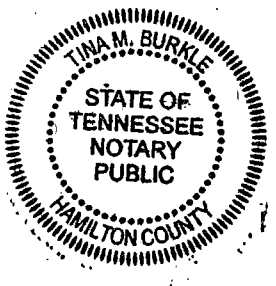
Its: Sole Member

STATE OF Tennessee
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Paul Ebersbacher** as Sole Member on behalf of **LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of July, 2026.

Tina M. Burkle
Notary Public



STATE OF Tennessee
COUNTY OF Hamilton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this the 16th day of July, 2026.

Notary Public

My Commission Expires: 03/06/2030

SEAL

TINA M. BURKLE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY