Karen Johnson Davidson County
Batch# 1477157 DEEDWARRSP
09/24/2026 10:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20260924-0088662

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $400,000.00 Affiant Subscribed and sworn to before me This 18th day of September , 2026. Notary Public My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner as:	Tax Bill To:	Map / Parcel
Legacy South, LLC **2405 Dickerson Pike** **Nashville, TN 37207**	**New Owner**	**60-12-056**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michelle Poss as Administrator of the Estate of Mary Virginia Wilhoite** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Legacy South, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being in the 12th Civil District of said County and State, described according to a survey made by Goe. W. Watkins, Surveyor, September 9, 1961, as follows:

Beginning at a point in the center of Hart Lane, 612.8 feet easterly from the intersection of the center line of said Hart Lane and the center of Dickerson Pike, said point being the southeast corner of the Bomar property of record in Book 2299, page 541, Register's Office for said County; thence with Bomar's line north 1 degree 25' east 225 feet; thence north 82 deg. 25' east 100 feet; thence south 1 deg. 25' west 225 feet to the center of Hart Lane, thence with same westwardly 100 feet to the beginning, containing .46 of an acre. Included but excluded is the following property sold to Metro Government in Book 5606, page 169, Register's Office for Davidson County, Tennessee.

Permanent Right-of Way: Being a part of the property in the 12th Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, September 9, 1961, as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 55 and Parcel 56 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 0 deg. 13' East 10.03 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 84 deg. 26' 30" East 100 feet to a point on the common property line between Parcel 56 and Parcel 57; thence along said common property line South 0 deg. 13' West 10.03 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg. 26' 30" West 100 feet to the point of beginning and containing 1,003 square feet.

Being the same property conveyed to Mary V. Wilhoite by Quitclaim Deed from William Haymer of record in Instrument No. 20190621-0060336 in the Register's Office for Davidson County, Tennessee.

The said Mary V. Wilhoite has since died on 02/16/2025, with her estate being probated in Davidson County under Case No. 25P1944 where this sale was approved by said Court.

This improved property is commonly known as 113 Hart Lane, Nashville, TN 37207

This Conveyance is subject to the following:

1. Right-of-Way of Hart Lane, if applicable.
2. Any and all matters according to a survey by Goe. W. Watkins, surveyor dated August 9, 1961.
3. NOTE: The acreage mentioned in the legal description is only for convenience in identifying the tract insured. It is not intended that this commitment (and future policy) insure the amount of acreage.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever related solely as to actions taken by the Grantor during the period in which Grantor held title to the subject real property, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 18th day of September, 2026.

Grantor:

Michelle Poss, Pers Administrator

By: Michelle Poss as Administrator of the Estate of Mary V. Wilhoite

[NOTARY BLOCK ON NEXT PAGE]

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Michelle Poss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator of the Estate of Mary V. Wilhoite**, and as such **Administrator** acknowledged that she is authorized to execute the foregoing instrument, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the Michelle Poss Administrator for the Estate of Mary V. Wilhoite.

WITNESS my hand and official seal or stamp, this 18th day of September , 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 September 18. 2026

Robert J. Notestine III — 9/24/2026

AFFIANT SIGNATURE — Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of September, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30.

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030