SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 560156 DEEDWARRSP
01/25/2021 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20210125-0010436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: HK-20-AHN-5003

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahn&Chae, Inc.	New Owner	148-00-0-164.00
(NAME)	(NAME)	
8254 Frontier Lane Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Maurice W. Pinson, Jr., Trustee of the Pinson Dynasty Trust dated July 23, 2008**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **Ahn&Chae, Inc., a Tennessee Corporation**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly right-of-way of Wallace Road, said point being the northwest corner of the J. E. Kirby Tract as recorded in Book 1809, page 6, Register's Office of Davidson County, Tennessee; thence running along the easterly right-of-way of said Wallace Road with a curve to the left (Radius = 757.81 feet) 163.02 feet to a point; thence with a proposed right-of-way of Wallace Road North 66 degrees 00 minutes 00 seconds East 72.04 feet to a point, said point being the right-of-way intersection of proposed Linbar Drive and proposed Wallace Road; thence with the westerly right-of-way of said proposed Linbar Drive with a curve to the left (Radius = 389.61 feet) 407.24 feet to a point located in J. E. Kirby's north line and being the southwest comer of said described tract; thence with Kirby's north line North 84 degrees 13 minutes 39 seconds West 426.03 feet to the point of beginning, containing 32,147 square feet or 0.74 acres more or less and being located in the 5th Civil District, Davidson County, Tennessee. Being described according to a survey by Southern Land Surveying Co., Inc., dated June 19, 1972.

Being the same property conveyed to Maurice W. Pinson, Jr., Trustee of the Pinson Dynasty Trust u/a/d July 23, 2008 by Quitclaim Deed dated 09/10/2019 from Billie Jean Pinson, Successor Trustee of the Karole B. Pinson Bypass Trust UTA date July 23, 2008, of record in Instrument No. 20190927-0098732, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5003 Linbar Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 15th day of January, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

{Signature/Notary page to follow}

Maurice W. Pinson, Jr., Trustee of the Pinson Dynasty Trust dated July 23, 2008

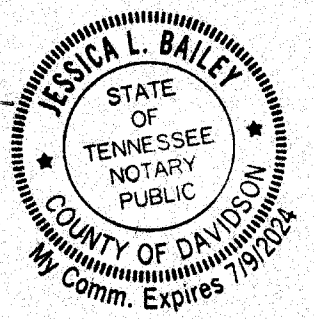
By: Maurice W. Pinson Trustee
Maurice W. Pinson, Jr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2021, before me personally appeared Maurice W. Pinson, Jr, Trustee of Maurice W. Pinson, Jr., Trustee of the Pinson Dynasty Trust dated July 23, 2008, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2021.

Jessica L Bailey
Notary Signature
My commission expires: 7/9/2024



Record and Return to:
Commerce Title & Escrow, LLC
513 3rd Ave South
Nashville, TN 37210
CTE File: HK-20-AHN-5003

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

