Karen Johnson Davidson County
Batch# 790282 DEEDWARR
01/14/2022 09:09:30 AM 7 pgs
Fees: $38.00 Taxes: $8,325.00
20220114-0005656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Valerie Naron
(Affiant)

Sworn to and subscribed before me this 3 day of January, 2022

Notary Public

My commission expires: 10/26/25

MARY CLIFTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
Rebekah Fisher & Associates, PLLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
(NAME) JMJ Enterprises Inc.	**New Owner** (NAME)	**071-05-0-018.00**
(ADDRESS) 329 Lake Valley Dr. Franklin TN 37069	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Two Million Two Hundred and Fifty Thousand Dollars ($2,250,0000.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jea Wook Sim and Hyun Bo Sim, each an individual,** whose mailing addresses are 3137 Brookview Forest Drive, Nashville, Tennessee 37211 and 30 Bartlett Dr, Manhasset NY 11030, respectively, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **JMJ Enterprises, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 2 (CONTAINING 1.43 ACRES MORE OR LESS) ON THE FINAL PLAT FOR THE MINOR REVISION OF LOT 4, 5, AND 6 OF THE FOURTH ADDITION TO TRINITY HILLS VILLAS SECTION 1, AS SHOWN ON A MAP OF RECORD IN INSTRUMENT NO. 20200812-0089754, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JEA WOOK SIM AND WIFE HELEN SIM BY WARRANTY DEED FROM WBM INVESTMENTS, LLC DATED NOVEMBER 16, 2006 AND FILED DECEMBER 4, 2006 OF RECORD IN INSTRUMENT NO. 20061204-0149083, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JEA WOOK SIM BY QUITCLAIM DEED FROM JOSH HELLMER DATED AUGUST 26, 2020 AND FILED AUGUST 26, 2020 OF RECORD IN INSTRUMENT NO. 20200826-0096766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 405 W. Trinity Lane, Nashville, Tennessee 37207.

TRACT 2:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 4 and 5 of the Fourth Addition, Section One, Trinity Hills, as of record in Plat Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of Sharon Webb Maddux, as of record in Deed Book 9891, page 990, in the Register's Office of Davidson County, Tennessee, said iron rod being located at Northing: 683,200.11; Easting: 1,736,952.70 on the State Plan Coordinate System NAD-83 (1990); thence leaving the northerly right-of-way line of West Trinity Lane with the easterly property line of Sharon Webb Maddux North 15 deg. 4I min. 48 sec. East 395.56 feet to an axil; thence with the northerly property line of Sharon Webb Maddux north 49 deg. 31 min. 08 sec. West 44.79 feet to an iron rod set in the southerly property line of W. G. Quarles, Jr., as record in Deed Book 1019I, page 793, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of W. G. Quarles, Jr. North 46 deg. 46 min. 32 sec. East 227.06 feet to an existing iron rod in the westerly right-of-way line of Monticello Drive; thence with the westerly right-of-way line of Monticello Drive South 23 deg. 38 min.. 09 sec. East 58.54 feet to an existing iron rod, at a comer common with Lot 14 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 41, in the Register's Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Monticello Drive, with the northerly property line of said Lot 14 South 66 deg. 46 min. I2 sec. West 122.00 feet to an existing iron rod; thence with the westerly property line of said Lot 14 South 61deg. 18 min. 03 sec. East 76.22 feet to an existing iron rod, at a corner common with Lot 13 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 44, in the Register's Office of Davidson County, Tennessee; thence with the westerly property line of said Lot 13 South 14 deg. 0l min. 21 sec. East 98.93 feet to an iron rod set in the westerly terminus of Avondale Circle; thence with the westerly terminus of Avondale Circle, with a curve to the right, along an arc length of 6.92 feet, the central angle of which is 00 deg. 38 min. 04 sec., the radius of which is 625.00 feet, the chord of which is South 76 deg. 17 min. 40 sec. West, 6.92 feet to an iron rod set; thence South 13 deg. 23 min. 17 sec. East 98.75 feet to an iron rod set at a corner common with Lot *6* of said Fourth Addition, Section One, Trinity Hills Village, also being the property of Moss Investments, as of record in Deed Book 5494, page 430, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of said Lot *6,* South 76 deg. 06 min. 20 sec. East78.00 feet to an existing iron rod, in the westerly right-of-way line of said Monticello Drive; thence with the westerly right-of-way line of Monticello Drive, with a curve to the right, along an arc length of 8.30 feet the central angle of which is 01 deg. 50 min. 34 sec., the radius of which is 258.05 feet, the chord of which is South 14 deg. 49 min. *55* sec. West, 8.30 feet to an existing concrete monument; thence South 15 deg, *45* min. 12 sec. West 146.34 feet to an iron rod set at a corner common with the property of Thomas B. Smith, Jr. as of record in Deed Book 7194, page *526,* in the Register's Office of Davidson County, Tennessee; thence leaving the westerly right-of-way line of Monticello Drive, with the northerly property line of Thomas E. Smith, Jr., North 74 deg. 21 min. 48 sec. West, 100.00 feet to an iron rod set; thence with the westerly property line of Thomas E. Smith, Jr., South I5 deg. 41 min. 06 sec. West, I41.52 feet to an iron rod set in the northerly right-of-way line of said West Trinity Lane;

thence with the northerly right-of-way of West Trinity Lane North 74 deg. 24 min. I9 sec. West, 162.00 feet to the point of beginning, containing 94,558 square feet or 2.17 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, AND NOT EXCLUDED THEREFROM (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. .4 and *5,* on the final-plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and *5* are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other
individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

Less and except any portion of the above described property known as Parcel Nos. 071-05-0-242.00 and 071-05-0-243.00 which are hereby excluded from the above description.
Being a portion of the same property conveyed to Jea Wook Sim and wife Helen Sim by Warranty Deed from WBM Investments, LLC dated November 16, 2006 and filed December 4, 2006 of record in Instrument No. 20051204-0149083, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jea Wook Sim by Quitclaim Deed from Jea Wook Sim and wife Helen Sim dated March 12, 2012 and filed March 15, 2012 of record in Instrument No. 20120316-0022532, in the Register's Office of Davidson County, Tennessee.
Further being the same property being the same property conveyed to Jea Wook Sim and Hyun Bo Sim by Quitclaim Deed from Jea Wook Sim dated August 18, 2015 and filed August 19, 2015 of record in Instrument No. 20150819-0083662, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: Monticello Drive, Nashville, Tennessee 37207.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented) (4) building restrictions (5) all other matters of public record (6) taxes for the year 2022 and subsequent years, a lien not yet due and payable (7) matters appearing on the plat recorded in Book 4300, Page 91, as revised in Instrument No. 20200812-0089754, in the Register's Office of Davidson County, Tennessee (8) easement for construction of right of way slopes and working area in favor of the State of Tennessee of record in Book 10220, Page 422, in the Register's Office of Davidson County, Tennessee (9) easement for dedication of easement for water mains and appurtenances of record in Book 10316, Page 561, in the Register's Office of Davidson County, Tennessee and (10) rights of parties that may be asserted by persons in possession under a lease in favor of Family Dollar Stores of Tennessee, Inc. dated February 26, 2002, a memorandum of which is of record in Instrument No. 20031008-0148989 which was assigned (Lessor's Rights) to Jea Wook Sim and Helen Sim in Instrument No. 20061204-0149084 and amended on November 22, 2017 and assigned (Lessee's Rights) to Dollar Tree Stores, Inc on May 16, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

EXECUTED as of this 3rd day of January, 2022.

Jea Wook Sim,
an Individual

By: _____
Name: Jea Wook Sim

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jea Wook Sim, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2022.

_____
NOTARTY PUBLIC

My Commission Expires: 10/26/25

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Hyun Bo Sim,
an Individual

By: _____
Name: Hyun Bo Sim

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Hyun Bo Sim, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ___ day of _____, 2021.

_____
NOTARTY PUBLIC

My Commission Expires: _____

EXECUTED as of this ____ day of _____, 2021.

Jea Wook Sim,
an Individual

By: _____
Name: Jea Wook Sim

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Jea Wook Sim, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ___ day of _____, 2021.

_____
NOTARTY PUBLIC

My Commission Expires: _____

Hyun Bo Sim,
an Individual

By: _____
Name: Hyun Bo Sim

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, a Notary Public, Hyun Bo Sim, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of Dec, 2021.

_____
NOTARTY PUBLIC

My Commission Expires:

WOOCHUL KIM
Notary Public, State of New York
No. 01KI6232839
Qualified in Nassau County
Commission Expires Dec 20, 22

Certificate of Authenticity

I, Tonya Loftin, 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 **December 31, 2021 and January 3, 2022**.

Date

Tonya Loftin
Affiant Signature

January 10, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of January, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)