Karen Johnson Davidson County
Batch# 817907 DEEDWARRSP
03/09/2022 08:34:30 AM 8 pgs
Fees: $43.00 Taxes: $8,473.00
20220309-0026672

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Jea Wook Sim 3137 Brookview Forest Drive Nashville, TN 37211	Jea Wook Sim 3137 Brookview Forest Drive Nashville, TN 37211	075-00-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MARBLEHILL HERMITAGE LLC,** a Tennessee limited liability company, hereinafter collectively referred to as ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **JEA WOOK SIM** and **HYUN BO SIM**, as tenants in common (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of February, 2022.

GRANTOR:

MARBLEHILL HERMITAGE LLC,
a Tennessee limited liability company

By: _____
Name: Jeremy Just
Title: Co-Manager

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, STACY TILNEY, the undersigned authority, a Notary Public in and for said County and State, Jeremy Just, the Co-Manager of MarbleHill Hermitage LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Jeremy Just, as such Co-Manager.

Witness my hand and official seal this 22nd day of February, 2022.

My Commission Expires:

10/21/2025

_____
Notary Public

STACY TILNEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

By: _____ Joshua Guthartz
Name: Josh Guthartz
Title: Co-Manager

STATE OF Mass

COUNTY OF Essex

Personally appeared before me, Braden Slike, the undersigned authority, a Notary Public in and for said County and State, Joshua Guthartz, the Co-Manager of MarbleHill Hermitage LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Co-Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Joshua Guthartz, as such Co-Manager.

Witness my hand and official seal this 16 day of February, 2022.

My Commission Expires:

_____
Notary Public

_____

BRADEN SLIKE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 15, 2028

STATE OF TENNESSEE

COUNTY OF

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,290,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 24 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 01/26/2025

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee being Lot No. 1, as shown on the map entitled final Plat of Richard Watts family Property, Minor Subdivision, of record in Instrument Number 20171030-0110848 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate property description.

Being all the same property conveyed to MarbleHill Hermitage, LLC, a Tennessee limited liability company by deed from Richard H. Watts Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20210830-0116539, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Matters shown on the Plan of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee.
3. Transmission Line Easement of record in Book 3922, Page 472, Register's Office for Davidson County, Tennessee.
4. Power Line Easement of record in Book 5242, Page 963, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170412-0035850, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions, and Restrictions and Agreements by and among MarbleHill Hermitage, LLC, a Tennessee limited liability company, and Watts Retail, LLC, a Tennessee limited liability company, contained in instrument of record in Instrument No. 20210830-0116540, Register's Office for Davidson County, Tennessee.
7. All matters as shown on the ALTA NSPS Land Title Survey by Kenneth D. Church, Ragan-Smith Associates, Inc. as Job No. 20173, dated February 5, 2021, and last updated August 11, 2021.
8. Title to that portion of the premises, if any, embraced within the right-of-way of L & N Railroad.
9. Subject to Ordinance No. O78-1050, of record in the Metro Clerk's Office for the Council of the Metropolitan Government of Nashville, Davidson County, Tennessee.
10. Access easement as reflected on Instrument No. 20160914-0096847, Register's Office for Davidson County, Tennessee.
11. Access road as shown on plat of record in Instrument No. 20160914-0096847, Register's Office for Davidson County, Tennessee.
12. Easement for Water Meters, Lines, and Appurtenances in instrument of record in Inst. No. 20211220-0168077, Register's Office for Davidson County, Tennessee.
13. The rights of tenants, as tenants only, under unrecorded leases.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 24th day of February, 2022.

Quin Evans Segall

02/24/2022
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 24th day of February, 2022.

My Commission Expires: 5/2/22

Notary Public

