Karen Johnson
Batch # 1093906
01/25/2024 09:19:56 AM
Fees: $28.00 Taxes: $7,955.00
Davidson County
DEEDWARRSP
5 pgs
20240125-0004978

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-VE-23-918

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information for this Deed provided by Grantor.

This Deed has been prepared without the benefit of a title examination by the Preparer.

Tax Responsibility:

Radhe Krishna Kabuto, LLC - - Owner
1231 S. Dickerson Rd.
Goodlettsville, TN 37072

Map 26, Group 2, Parcel 1.00 NC

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **YOON ENTERPRISES, INC.**, hereinafter called the Grantor, has bargained and sold and by these presents, does hereby transfer and convey unto **RADHE KRISHNA KABUTO, LLC**, ***a Tennessee limited liability company***, hereinafter called the Grantee, its successors and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> Being a tract of land lying in the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee. Said tract being bounded on the North by Northgate Circle, on the East by Conference Drive, on the south by Lot 4 Section Eight Northgate Park of record in Plat Book 5200, page 512, Register's Office for Davidson County, Tennessee (R.O.D.C.), on the West by Northgate Drive and being more particularly described as follows:
>
> BEGINNING at an iron rod (old) in the easterly right-of-way of Northgate Drive, said iron rod (old) being the southwest corner of the herein described tract; thence, along said right-of-way North 22 degrees 15 minutes 00 seconds East, 202.79 feet to an iron rod (old); thence, with a curve to the right having a central angle of 83 degrees 26 minutes 39 seconds, a radius of 24.65 feet, a length of 35.90 feet and a chord bearing and distance of North 63 degrees 58 minutes 13 seconds East, 32.81 feet to an iron rod (new) in the south right-of-way of Northgate Circle; thence,

with said right-of-way for the next five (5) calls: 1) South 74 degrees 18 minutes 33 seconds East, 8.08 feet to an iron rod (new); thence, 2) along a curve to the left having a central angle of 09 degrees 35 minutes 45 seconds, a radius of 826.57 feet, a length of 138.43 feet and a chord bearing and distance of South 79 degrees 06 minutes 25 seconds East, 138.27 feet to an iron rod (new); thence, 3) South 06 degrees 45 minutes 36 seconds West, 3.15 feet to an iron rod (new); thence, 4) South 83 degrees 27 minutes 44 seconds East, 7.74 feet to an iron rod (new); thence, 5) with a curve to the right having a central angle of 92 degrees 17 minutes 46 seconds, a radius of 16.73 feet, a length of 26.95 and a chord bearing and distance of South 37 degrees 27 minutes 14 seconds East, 24.13 feet to an iron rod (new) in the westerly right-of-way of Conference Drive; thence, with a curve to the right having a central angle of 13 degrees 40 minutes 37 seconds, a radius of 663.06 feet, a length of 158.28 feet and a chord bearing and distance of South 15 degrees 36 minutes 53 seconds West, 157.90 feet to an iron rod (new); thence, continuing with said right-of-way South 22 degrees 27 minutes 09 seconds West, 86.52 feet to an iron rod (new) said iron rod (new) being a point in the northerly line of the above referenced Lot 4 Section Eight Northgate Park; thence, leaving Conference Drive with said northerly line North 67 degrees 28 minutes 02 seconds West, 212.49 feet to the POINT OF BEGINNING, containing 50,126 square feet or 1.151 acres, more or less, as calculated by the above described courses and distances.

Being a portion of Lot 2 as shown on the Final Plat entitled "Section Nine Northgate Park" of record in Plat Book 5200, page 533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yoon Enterprises, Inc., by Quitclaim Deed from Seung M. Yoon a/k/a Johnny Yoon and wife, Naomi Yoon, dated July 1, 2002, of record in Instrument No. 20020703-0080395, Register's Office for Davidson County, Tennessee. For further source of title, see also Book 11768, page 400, said Register's Office.

This conveyance is subject to the following:

(1) Taxes for the year 2024, a lien due and payable, but not delinquent.
(2) All matters shown on the Plan of record in Plat Book 5200, page 512, and Plat Book 5200, pave 533, Register's Office of Davidson County, Tennessee.
(3) Hazardous Substances Certificate and Indemnity Agreement of record in Instrument Number 20031120-0169437, Register's Office for Davidson County, Tennessee.

(4) Restrictions of record in Book 5069, page 633, Register's Office for Davidson County, Tennessee.
(5) Easements conveyed to City of Goodlettsville in Deed of record in Instrument Number 20010116-0004627, Register's Office of Davidson County, Tennessee.
(6) Agreement for Dedication of Public Utility Easement of record in Instrument Number 20010314-0024570, Register's Office of Davidson County, Tennessee.
(7) Any and all other restrictions, easements or right of ways, recorded or unrecorded or by prescription.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my signature, this 18th day of January, 2024.

YOON ENTERPRISES, INC.

By: _____

Its: president

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or

STATE OF CALIFORNIA)
COUNTY OF Orange)

On Jan 18, 2024, before me, E. Scott Robertson, personally appeared SEUNG M. YOON a/k/a Johnny Yoon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. Scott Robertson
(Signature)

(SEAL)

E. SCOTT ROBERTSON
Notary Public - California
Orange County
Commission # 2360694
My Comm. Expires Jun 9, 2025

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$2,150,000.00**, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 18 day of January, 2024.

NOTARY PUBLIC or REGISTER

My Commission Expires: 11-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY