WARRANTY DEED

Karen Johnson Davidson County
Batch # 1123838 DEEDWARR
04/17/2024 10:10:39 AM 2 pgs
Fees: $13.00 Taxes: $10,360.00

20240417-0027356

BS-MAP-24-2813

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaksh Inc.	New Owner	
(NAME)	(NAME)	**136 00 0 150.00**
2813 Smith Springs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MSA AN GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAKSH INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Number One on the Final Plat of the Shoreline Cafe and Lounge of record in Plat Book 6250, page 412, R.O.D.C., TN, excluding a 0.02 acre tract conveyed to Metropolitan Government for road widening of record in Deed Book 8379, page 290, R.O.D.C., TN; and being more particularly described according to a boundary survey performed by Wamble and Associates dated December 16, 1994, as follows:

Beginning at an iron rod set on the northern right of way of Smith Springs Road, said rod being the northwest corner of the property conveyed to Pleming Partnership of record in Deed book 7135, page 522, R.O.D.C., TN, and the southeast corner of the herein described property; thence, following said northern right of way North 63° 17° 00" West, 10.20 feet to a point; thence, with a curve to the left, having a central angle of 12° 00' S1", a radius of 793.43 feet, an arc length of 166.37 feet, and a chord bearing and length of North 69° 17' 22" East, 166.06 feet to an iron rod set, said rod being the southeast comer of a 0.02 acre tract conveyed to Metropolitan Government for road widening purposes, of record in Deed Book 8379, page 290, R.O.D.C., TN; thence, following the east line of said 0.02 acre tract, with a curve to the right having a central angle of 69° 40" 18", a radius of 35.00 feet, an arc length of 42.56 feet, and a chord bearing and length of North 11° 46" 16" East, 39.99 feet to an iron rod set on the southern right of way North 64° 22' 25" East, 271.02 feet to a p.k. nail set in pavement, said nail being the northwest corner of the aforementioned Pleming Partnership property, and the northeast corner of the herein described property; thence, following the west line of said Pleming Partnership property South 21° 50' 53" West, 236.67 feet to the point of beginning. Containing 24,753 square feet or 0.568 acres.

Being the same property conveyed to MSA AN Group, LLC by Special Warrant Deed from Welton-Saddler Properties, A General Partnership of record in Instrument Number 20100628-0050058, Register's Office for Davidson County, Tennessee, dated June 21, 2010 and recorded on June 28, 2010.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 412, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 4232, Page 210, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as set out in Final Order of record in Book 2292, Page 54, in the Register's Office for Davidson County, Tennessee.
- 0.02 acre tract of land as conveyed in Warranty Deed of record in Book 8379, Page 290, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2813 Smith Springs Road, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 15th DAY OF APRIL, 2024.

MSA AN Group, LLC

BY: _____
Kun S. An
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KUN S. AN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MSA AN GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212