Karen Johnson Davidson County
Batch# 1151447 DEEDWARRSP
06/26/2024 02:15:30 PM 5 pgs
Fees: $28.00 Taxes: $14,060.00
20240626-0048014

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

Sharon T Muller
Affiant

Subscribed and sworn to before me, this 25th day of June, 2024.

Notary Public

My Commission Expires: 10/17/27

Address New Owner As Follows:
ATP Investments, LLC, Jung Lee, and Yong Whan Yun
c/o Jung Seo
5215 Harding Road
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
093-14-0-034.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHREEVE PROPERTIES, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto **ATP INVESTMENTS, LLC**, a Tennessee limited liability company, as to a one-third (1/3) undivided interest, **JUNG LEE**, an individual resident of the State of Tennessee, as to a one-third (1/3) undivided interest, and **YONG WHAN YUN**, an individual resident of the State of Tennessee, as to a one-third (1/3) undivided interest, as tenants in common, hereinafter collectively called the Grantees, their heirs, representatives, successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 19th Council District of Davidson County Tennessee, being Lot No. 1 and part of Lot No. 2 of the Bass First Addition and described according to a Boundary Survey by Cherry Land surveying, dated November 25, 1995, Project No. 95289 and more particularly described as follows:
>
> Beginning at a P.K. nail set at the intersection of the southerly right-of-way of Gleaves Street and the westerly right-of-way of Eighth Avenue South; thence, with the right-of-way of Eighth Avenue South South 00 degrees 07 minutes 51 seconds East, 91.67 feet to a railroad spike set; thence, leaving said right-of-way and with the northern line of Stephen M. Maxwell, of record in Deed Book 5136, page 564, North 82 degrees 38 minutes 53 seconds West, 123.51 feet to a chiseled punch hole in a concrete pad in the eastern right-of-way line of alley #226; thence, with said right-of-way North 08 degrees 03 minutes 19 seconds East, 94.14 feet to a P.K. nail set in the southern right-of-way of Gleaves Street; thence, with said right-of-way, South 80 degrees 57 minutes 53 seconds East, 110.47 feet to the point of beginning and containing 10,811 square feet or 0.248 acres more or less.
>
> Being the same property conveyed to Allen & Wright, Inc., by deed from Jack W. Douglas and wife, Charlotte Ann S. Douglas, of record in Book 9913, page 549, dated January 9, 1996, Register's Office for Davidson County, Tennessee.
>
> Allen & Wright, Inc., a Tennessee corporation, having conveyed to Shreeve Properties, Inc., a Tennessee corporation, by quitclaim deed of record at Instrument No. 20011213-0137867, dated December 7, 2001, said Register's Office.

This conveyance is made subject to:

1. 2024 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 21, page 114, Register's Office for Davidson County, Tennessee.

3. Easement of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the unrecorded lease between Shreeve Properties, Inc. as Lessor and Harwell Stores, LLC, d/b/a Nashville Boot Company as Lessee dated December 10, 2016, as amended September 2, 2021.

5. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the unrecorded lease between Shreeve Properties, Inc. as Lessor and Rivet Hospitality Retail, LLC as Lessee dated August 31, 2018, as amended May 19, 2020, as renewed February 2, 2023.

6. All matters as shown on the survey by Blew & Associates, P.A., RLS No. 3518, dated June 17, 2024, Job No. 24-2750.

This is improved property known as 601 8th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives, successors and/or assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and/or assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand effective the 25th day of June, 2024.

SHREEVE PROPERTIES, INC.,
a Tennessee corporation

By: Susan S. Springer
Susan S. Springer, President

COMMONWEALTH OF KENTUCKY)
COUNTY OF Jessamine)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN S. SPRINGER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of June, 2024.

Kori Martin
Notary Public

My Commission Expires: 11/02/2026

Kori Deshaye Martin
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP61529
My Commission Expires
November 02, 2026

True Copy Certification

I, Wesley D. Turner, 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 June 25, 2024.

Affiant Signature

Date: 6/25/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of June, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

