Karen Johnson Davidson County
Batch# 1208812 DEEDWARR
11/27/2024 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20241127-0092829

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH24-08361

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sonata House, LLC, 6460 Legacy Woods Dr Holland, MI 49423	Sonata House, LLC, 6460 Legacy Woods Dr Holland, MI 49423	017-00-0-093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul Sung Won Yim and Kiyoung Yim, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sonata House, LLC, A Michigan Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod (old) in concrete on the Southerly margin of Lickton Pike (50 foot wide right of way) said rod being the Northeast corner of Lot 1, Division of the Joe Gary Allison property (Book 6200, Page 305 R.O.D.C., TN) and the Northwest corner of the herein described land; thence with said Southerly margin the following calls: North 58 degrees 16 minutes 12 seconds East 23.18 feet to an iron rod (new); thence with a curve to the right radius= 800.00 feet, Ch. "Brg. & Dist- North 62 degrees 11 minutes 32 seconds East 109.45 feet, length = 109.53 feet to an iron rod (new); thence North 66 degrees 06 minutes 53 seconds East 90.17 feet to an iron rod (new); thence with a curve to the right radius = 2000.00 feet, Ch. Brg. & Dist= North 67 degrees 27 minutes 44 seconds East 94.07 feet, length = 94.08 feet to an iron rod (new); thence North 68 degrees 48 minutes 35 seconds East 654.36 feet to an iron rod (new); thence leaving said Southerly margin and severing the Joe Gary Allison and Dorothy Smith Allison land described in Book 4363, Page 577 R.O.D.C., TN. South 73 degrees 46 minutes 35 seconds East 56.97 feet to an iron rod (new), said rod having the TN Grid Coordinates (NAD 83 (95)) X=1743648.1048 Y=732770,2213; thence South 23 degrees 57 minutes 07 seconds East 639.51 feet to an iron rod (new) at the Northwest corner of the Thomas W. Russell land (Book 6344, page 893 R.O.D.C. TN), said rod having the TN Grid Coordinates (NAD 83 (95)) x=1743907.7258 Y=732185.7838; thence with said Russell South 07 degrees 14 minutes 32 seconds West, passing the Northwest corner of the Christopher B. and Marcia E. Dooley land (Book 9643, page 229 R.O.D.C., TN)

for a total distance of 311.00 feet to an iron rod (old) at the Northeast corner of the Joe G. Allison land (Book 6446, page 651 R.O.D.C., TN); thence with said Allison North 82 degrees 42 minutes 04 seconds West, passing the Northeast corner of the Denise L. Stagner land (Inst.20000929-0096457 R.O.D.C., TN.) for a total distance of 856.71 feet to an iron rod (old) at the Southeast corner of said Lot 1 (Book 6200, page 305 R.O.D.C., TN) thence with the Easterly line of said Lot 1 North 36 degrees 55 minutes 03 seconds West 534.95 feet to the point of beginning containing 16.21 acres more or less. According to a boundary survey dated 11-8-06 by Campbell, McRae & Associates Surveying, Inc. (John Hood TN. R.L.S. No 1838.

Being the same property conveyed to Paul Sung Won Yim and Kiyoung Yim, husband and wife by Warranty Deed from Daniel L. Oskin of record in Instrument No. 20210104-0000904 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 04, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **6025 Lickton Pike, Goodlettsville, TN 37072**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 26th day of November, 2024

Paul Sung Won Yim

Kiyoung Yim

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul Sung Won Yim and Kiyoung Yim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 26th day of November, 2024.

Notary Public
My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 26, NOVEMBER 2024.

Custodian's Signature — 11/26/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26 day of NOVEMBER 2024.

Notary Public

MY COMMISSION EXPIRES:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027