This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1218832 DEEDWARRSP
12/26/2024 08:32:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20241226-0099347

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
PNE Investment, LLC P.O. Box 301 Brentwood, TN 37024	Same	043-05-0-037.00

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 is hereby acknowledged, **SEO INVESTMENTS, G.P.**, a Tennessee general partnership, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **PNE INVESTMENT, LLC**, a Tennessee limited liability company, Grantee, that certain real estate located at 705 Gallatin Pike North, Madison, Tennessee in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors, heirs, and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature and acknowledgment on following page(s).]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

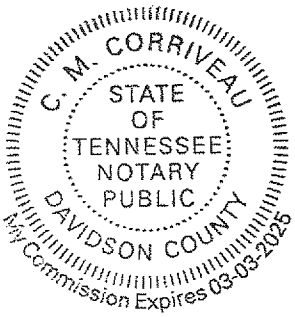
The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of December, 2024.

Notary Public

My Commission Expires: 3/3/2025



Witness our hand as of the 20th day of December, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

GRANTOR:

SEO INVESTMENTS, G.P.,
a Tennessee general partnership

By: _____
Joong Seo, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joong Seo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Partner of Seo Investments, G.P., a Tennessee general partnership, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said general partnership for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of December, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public
My Commission Expires: 3/3/2025

EXHIBIT A
(Property Description)

The following tract of land situated in Davidson County, Tennessee:

Being Lots No. 2 and 3 on the Map of Madison Annex Subdivision as of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 200 feet on the Westerly side of Gallatin Road and runs back between lines 373.8 feet on the North line of Lot No. 3 and 406.5 on the South line of Lot No. 2 to the East line of the right-of-way of the L&N Railroad, measuring 202 feet thereon.

Being part of the same property conveyed to Seo Investments, G.P., a Tennessee general partnership, by Special Warranty Deed from Philip T. Travis and Joseph Russell Corley, Co-Trustees of the Joe H. Corley Family Trust, of record in Instrument No. 20230831-0068235, in the Register's Office of Davidson County, Tennessee, dated August 25, 2023, and recorded on August 31, 2023.

EXHIBIT B
(Permitted Encumbrances)

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON ANNEX, as recorded in Plat Book 843, Page(s) 32, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage, recorded in Book 3458, Page 442 and Book 6010, Page 735, Register's Office for Davidson County, Tennessee.

4. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

5. Rights or claims of tenants under unrecorded leases.

6. Rights of tenants in possession, if any, as they may apply.

7. All matters shown on the ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2491, as last revised on July 12, 2023.

8. Deed of Trust, Assignment of Rents, and Security Agreement executed by Seo Investments, G.P., a Tennessee general partnership, and Joong Seo in favor of Philip T. Travis and Joseph Russell Corley, Co-Trustees of the Patty M. Corley Family Trust U/W dated July 28, 2011, and Philip T. Travis and Joseph Russell Corley, Co-Trustees of the Joe H. Corley Family Trust, recorded in Instrument No. 20230831-0068237, Register's Office for Davidson County, Tennessee.

9. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

10. All of the terms and provisions set forth and contained in that certain Lease between Joe Corley, Lessor, and The Lamar Corporation, Lessee, recorded in Instrument No. 20051102-0132439, Register's Office for Davidson County, Tennessee.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/20/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/20/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th **day of** December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

