Karen Johnson Davidson County
Batch# 1228011 DEEDWARR
01/17/2025 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $13,967.50
20250117-0004098

Warranty Deed

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,775,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2025.

Notary Public

My commission expires: 11/8/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
240 Piratas LLC	240 Piratas LLC	067-00-0-074.00
4535 Harding Pike, Suite 309	4535 Harding Pike, Suite 309	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHIN-TING HWANG, AS TRUSTEE FOR SHIN-LANG HWANG AND WIFE, MEI HWANG, WITH FULL POWER TO SELL OR CONVEY BY DEED OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **240 PIRATAS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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, BEING THE PROPERTY OF MADELEINE FARMER LAVOI AND HUSBAND, SAMUEL J. LAVOI, THELMA FARMER PRENTICE AND HUSBAND, WILLIAM EDWARD PRENTICE AND WILLIAM M. FARMER AND WIFE, CATHERINE W. FARMER, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD IN A CREEK BED ON THE WESTERN MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE PROPERTY OF JANE H. COBLE (DB. 8366, PG. 592, R.O.D.C.,TN), SAID POINT BEING THE SOUTHEAST CORNER OF THIS PARCEL;

THENCE LEAVING SAID ROAD MARGIN WITH THE LINE OF COBLE FOR THE NEXT FIFTEEN CALLS, S. 86 DEG. 52'18" W. 809.30 FEET TO AN IRON ROD; S. 85 DEG. 56' 04" W. 172.89 FEET TO AN IRON ROD; S. 02 DEG. 00' 31" W. 115.08 FEET TO AN IRON ROD; S. 45 DEG. 22' 28" W. 106.41 FEET TO AN IRON ROD; S. 72 DEG. 38' 37" W. 276.28 FEET TO AN IRON ROD; S. 86 DEG. 59' 56" W. 190.15 FEET TO AN IRON ROD; S. 68 DEG. 12' 34" W. 415.68 FEET TO AN IRON ROD; S. 53 DEG. 25' 44" W. 161.05 FEET TO AN IRON ROD; S. 43 DEG. 45' 55" W. 446.53 FEET TO AN IRON ROD; N. 59 DEG. 49' 46" W. 260.18 FEET TO AN IRON ROD; N. 83 DEG. 28' 59" W. 151.14 FEET TO AN IRON ROD; S. 83 DEG 07' 59" W 504.93 FEET TO AN IRON ROD; N. 70 DEG. 03' 42" W. 274.54 FEET TO AN IRON ROD; N. 88 DEG. 41' 18" W. 96.59 FEET TO AN IRON ROD; S. 65 DEG.

18' 50" W. 535.32 FEET TO AN IRON ROD AT THE LOW WATER MARK OF THE CUMBERLAND RIVER;

THENCE LEAVING THE PROPERTY LINE OF COBLE AND RUNNING WITH THE CUMBERLAND RIVER FOR THE NEXT FOUR CALLS, N. 33 DEG. 28' 49" W. 254.08 FEET TO A POINT; N. 43 DEG. 08' 44" W. 646.62 FEET TO A POINT; N. 49 DEG. 28' 48" W. 680.91 FEET TO A POINT; N. 44 DEG. 15' 30" W. 373.32 FEET TO A POINT IN THE CUMBERLAND RIVER AT THE MOUTH OF SULPHUR CREEK;

THENCE LEAVING THE CUMBERLAND RIVER WITH SULPHUR CREEK AND THE PROPERTY OF STEPHEN H. JONES (DB. 8462, PG. 478, R.O.D.C..TN), LEONARD K. SCHUBERT (DB. 5887, PG. 834, R.O.D.C..TN.), DENZIL WHITE (DB. 3678, PG. 53, R.O.D.C.,TN.), TERRY W. WHITE (DB. 9470, PG. 180, R.O.D.C..TN.), BRENDA JOYCE BEST (DB. 5421, PG. 941, R.O.D.C..TN.), EARLINE SPENCER CROUCH (DB. 7962, PG. 91, R.O.D.C.,TN,), WALTER T. WHITE, JR. (DB. 4726, PG. 341, R.O.D.C.,TN.) AND FRANK MOLTEN SIMPKINS (DB. 1279, PG. 119, R.O.D.C..TN.) FOR THE NEXT TWENTY-SEVEN CALLS; N. 74 DEG. 06' 37" E. 132.00 FEET TO A POINT; N. 33 DEG. 08' 23" W. 387.75 FEET TO A POINT; S. 74 DEG. 23' 23" E. 458.70 FEET TO A POINT; N. 78 DEG. 06' 37" E. 344.50 FEET TO A POINT; S. 83 DEG. 23' 23" E. 365.97 FEET TO A POINT; N. 70 DEG. 51' 37" E. 298.15 FEET TO A POINT; N03 DEG. 08'23" W 208.23 FEET TO A POINT; N. 64 DEG. 01'25" E 407.73 FEET TO A POINT; N. 41 DEG. 49' 01" E. 201.85 FEET TO A POINT; N 67 DEG. 18'12" E 233.24 FEET TO A POINT; N. 67 DEG. 18'12"E 233.24 FEET TO A POINT; S. 12 DEG. 25' 00" E. 84.69 FEET TO A POINT; S. 89 DEG. 42' 54" E. 586.98 FEET TO A POINT; N. 62 DEG. 22' 23" E. 125.29 FEET TO A POINT; N. 06 DEG. 04' 10" E. 251.72 FEET TO A POINT; N 49 DEG 54'09" E 88.60 FEET TO T A POINT; S 84 DEG. 47' 47" E 306.74 FEET TO A POINT; N. 83 DEG. 19' 43" E. 347.86 FEET TO A POINT; ; N. 55 DEG. 54' 12" E. 95.70 FEET TO A POINT; N. 30 DEG. 21'00"W. 170.97 FEET TO A POINT; N. 00 DEG. 43'13"W. 68.55 FEET TO A POINT; N. 40 DEG. 19'45" E. 103.23 FEET TO A POINT; N. 61 DEG. 20'01" E. 57.34 FEET TO A POINT; N. 89 DEG. 24' 25" E. 73.93 FEET TO A POINT; S. 80 DEG. 15' 46" E. 94.64 FEET TO A POINT; N. 80 DEG. 30' 23" E. 88.33 FEET TO A POINT; N. 32 DEG. 55' 52" E. 121.95 FEET TO A POINT; N.68 DEG. 45' 17" E. 149.55 FEET TO A POINT;

THENCE LEAVING SULPHUR CREEK WITH THE LINE OF SIMPKINS, N. 20 DEG. 53' 58" W. 109.78 FEET TO AN IRON ROD AT A STONE AT A FENCE CORNER, PASSING THROUGH A REFERENCE IRON ROD AT 19.90 FEET;

THENCE LEAVING LINE OF SIMPKINS WITH THE LINE OF JOHN H. WITTENMEIER (DB. 4374, PG. 108 R.O.D.C. TN) AND JOHN RUSSELL WITTENMEIER (DB 1020, PG 179 R.O.D.C.TN) FOR THE NEXT SIX CALLS: N. 55 DEG. 10' 12" E. 181.50 FEET TO AN IRON ROD AT A FENCE LINE CORNER IN A CREEK; N. 82 DEG. 05' 16" E. 231.00 FEET TO AN IRON ROD AT A FENCE CORNER; S. 28 DEG. 25' 04" E. 176.90 FEET WITH A FENCE LINE TO A POINT IN SULPHUR CREEK; S. 88 DEG. 48' 55" E. 92.89 FEET TO A POINT; N. 54 DEG. 45' 41" E. 172.12 FEET TO A POINT; N. 47 DEG. 35' 49' E. 161.81 FEET TO A POINT IN SULPHUR CREEK ON THE WESTERN MARGIN OF CLEECES FERRY;

THENCE WITH THE MARGIN OF CLEECES FERRY FOR THE NEXT TWO CALLS: S. 18 DEG. 46'34" E. 596.62 FEET TO AN IRON ROD, PASSING THROUGH A REFERENCE IRON ROD AT 100.00 FEET; S. 22 DEG. 02' 19" E. 507.85 FEET TO AN IRON ROD ON THE WESTERN MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF OLD HICKORY BOULEVARD s 05 DEG 42'23" E 1217.15 FEET TO A POINT OF A CURVE TO THE LEFT; THENCE CONTINUING WITH MARGIN OF OLD HICKORY BLVD, DELTA OF 11 DEG. 59'59", RADIUS OF 1462.41 FEET, TANGENT OF 153.70 FEET, LENGTH OF 306.28 FEET, HAVING A CHORD BEARING OF S. 11 DEG. 42' 23" E. 305.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 237.76 ACRES, MORE OR LESS; AS SURVEYED DECEMBER 15,

1995 L. STEVEN BRIDGES, JR., R.L.S.#1740, 116 NORTH COUNTRY CLUB DRIVE, HENDERSONVILLE, TENNESSEE 37075.

Being the same property conveyed to Shin-Ting Hwang, as Trustee for Shin-Lang Hwang and wife, Mei Hwang, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary by Warranty Deed from Madaleine Farmer LaVoi and husband, Samuel J. LaVoi, Thelma Farmer Prentice and husband William Edward Prentice and William M. Farmer and wife, Catherine W. Farmer, of record in Book 9840, Page 167, Register's Office of Davidson County, Tennessee, dated October 24, 1995 and recorded October 27, 1995, as corrected by Instrument of Correction of record in Book 10393, Page 61, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Old Hickory Boulevard, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2025.

Shin-Lang Hwang and Mei Hwang Trust

By: _____
Shin-Ting Hwang, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shin-Ting Hwang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Shin-Lang Hwang and Mei Hwang Trust, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2025.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 15, 2025 (date of document).

Affiant Signature

January 15, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON