THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1228011 DEEDQC
01/17/2025 02:50:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250117-0004099

QUITCLAIM DEED

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

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. ___202501170004098_____, ***Register's Office for Davidson County, Tennessee.***

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **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 these presents does hereby quitclaim and convey unto **240 PIRATAS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land lying in the 1st Civil District of Montgomery County, Tennessee. Said parcel having a Metro Davidson County Parcel ID of 06700007400. Said parcel belonging to Shin-Ting Hwang Trustee and is of record in Deed Book (DB) 10393, Page (PG) 61 at the Register's Office of Davidson County, Tennessee (RODCT). It can be generally described as being east of and adjacent to the Cumberland River, south of and adjacent to Sulphur Creek, west of and adjacent to Old Hickory Boulevard, and being further described below.

Beginning at a found ½" iron pin in the western Right of Way (ROW) of Old Hickory Boulevard. Said POINT OF BEGINNING having Tennessee State Place Coordinates (NAD 83) of Northing 680799.34 and Easting of 1694943.09, being the southeast corner of herein described tract, and being the northeast corner of the G. William Coble, Trustee property, as recorded in Instrument Number 20210907-0119600 RODCT.

Thence, leaving said ROW, and along said Coble property the following 15 calls, North 88°53'41" West a distance of 809.52 feet to a ½" iron pin.

Thence, North 89°58'32" West a distance of 172.87 feet to a ½" iron pin.

Thence, South 6°10'11" West a distance of 114.89 feet to a ½" iron pin.

Thence, South 49°22'08" West a distance of 106.35 feet to a ½" iron pin.

Thence, South 76°43'03" West a distance of 276.34 feet to a ½" iron pin.

Thence, North 88°47'09" West a distance of 190.06 feet to a ½" iron pin.

Thence, South 72°17'55" West a distance of 415.84 feet to a ½" iron pin.

Thence, South 57°35'24" West a distance of 161.08 feet to a ½" iron pin.

Thence, South 47°55'42" West a distance of 446.24 feet to a ½" iron pin.

Thence, North 55°40'56" West a distance of 259.88 feet to a ½" iron pin.

Thence, North 79°23'00" West a distance of 151.44 feet to a ½" iron pin.

Thence, South 87°15'41" West a distance of 504.71 feet to a ½" iron pin.

Thence, North 65°57'10" West a distance of 274.64 feet to a ½" iron pin.

Thence, North 84°35'44" West a distance of 96.71 feet to a ½" iron pin.

Thence, South 69°27'54" West a distance of 493.66 feet to a point in the low water mark of the Cumberland River. Said low water mark being the northwest corner of said Coble property, and being the southwest corner of herein described tract.

Thence, leaving said Coble property and meandering with the low water mark of the Cumberland River the following 12 calls, North 30°00'36" West a distance of 68.27 feet to a point in the low water mark of the Cumberland River.

Thence, North 26°49'29" West a distance of 184.08 feet to a point in the low water mark of the Cumberland River.

Thence, North 36°01'42" West a distance of 181.87 feet to a point in the low water mark of the Cumberland River.

Thence, North 54°10'27" West a distance of 45.02 feet to a point in the low water mark of the Cumberland River.

Thence, North 41°31'30" West a distance of 242.55 feet to a point in the low water mark of the Cumberland River.

Thence, North 1°53'00" East a distance of 45.36 feet to a point in the low water mark of the Cumberland River.

Thence, North 19°11'13" West a distance of 12.34 feet to a point in the low water mark of the Cumberland River.

Thence, North 90°00'00" West a distance of 18.25 feet to a point in the low water mark of the Cumberland River.

Thence, North 44°35'39" West a distance of 379.56 feet to a point in the low water mark of the Cumberland River.

Thence, North 45°25'20" West a distance of 325.59 feet to a point in the low water mark of the Cumberland River.

Thence, North 45°33'22" West a distance of 175.61 feet to a point in the low water mark of the Cumberland River.

Thence, North 34°04'03" West a distance of 213.28 feet to a point at the intersection of the low water mark of the Cumberland River and the center line of Sulphur Creek. Said point being the southwest corner of the Houston Herbert property, as recorded in Instrument Number 20170210-0014084 RODCT.

Thence, leaving said low water mark of the Cumberland River, meandering along the centerline of said Sulphur Creek, and along said Herbert property the following 13 calls, all a point in the center of Sulphur Creek, North 77°37'40" East a distance of 93.75 feet

Thence, North 36°39'05" East a distance of 52.03 feet to a point in the centerline of Sulphur Creek.

Thence, North 20°00'43" West a distance of 308.39 feet to a point in the centerline of Sulphur Creek.

Thence, South 71°40'40" East a distance of 357.65 feet to a point in the centerline of Sulphur Creek.

Thence, North 78°45'07" East a distance of 181.30 feet to a point in the centerline of Sulphur Creek.

Thence, South 87°08'42" East a distance of 376.84 feet to a point in the centerline of Sulphur Creek.

Thence, South 70°38'16" East a distance of 96.95 feet to a point in the centerline of Sulphur Creek.

Thence, North 85°54'55" East a distance of 110.11 feet to a point in the centerline of Sulphur Creek.

Thence, North 60°43'12" East a distance of 166.60 feet to a point in the centerline of Sulphur Creek.

Thence, North 26°26'36" East a distance of 104.59 feet to a point in the centerline of Sulphur Creek.

Thence, North 7°57'36" East a distance of 69.62 feet to a point in the centerline of Sulphur Creek.

Thence, North 29°04'51" East a distance of 67.52 feet to a point in the centerline of Sulphur Creek.

Thence, North 62°37'01" East a distance of 146.18 feet to a point in the centerline of said Sulphur Creek. Said point being the southeast corner of said Herbert property, and the southwest corner of the Leonard & Margie Shubert property, as recorded in Deed Book (DB) 9382 PG 484 RODCT.

Thence, leaving said Shubert property, along and past said Shubert property, to and along the Leonard Shubert property as recorded in DB 5887 PG 834 RODCT, and meandering along the centerline of said Sulphur Creek, North 69°07'21" East a distance of 167.70 feet to a point in the centerline of said Sulphur Creek.

Thence, continuing along the centerline of said Sulphur Creek, and continuing along said Shubert property, North 45°51'38" East a distance of 201.85 feet to a point in the centerline of Sulphur Creek. Said point being the southeast corner of said Shubert property, and being the southwest corner of the Denzil & Elva White property, as recorded in Instrument Number 20011044-0107988 RODCT.

Thence, leaving said Shubert property, along said White property, and meandering along the centerline of said Sulphur Creek, North 71°20'49" East a distance of 233.24 feet to a point in the center of said Sulphur Creek.

Thence, meandering along the center of said Sulphur Creek, and along said White property, South 8°22'23" East a distance of 84.69 feet to a point in the center of said Sulphur Creek.

Thence, meandering along the center of said Sulphur Creek, along and past said White property, and to and along the Dawn White property, as recorded in DB 11545 PG 963 RODCT, South 85°40'17" East a distance of 586.98 feet to a point in the center of said Sulphur Creek.

Thence, meandering along the center of said Sulphur Creek and continuing along said White property the following 3 calls, North 66°25'00" East a distance of 125.29 feet to a point in the center of said Sulphur Creek.

Thence, North 10°06'47" East a distance of 251.72 feet to a point in the center of said Sulphur Creek.

Thence, North 53°56'46" East a distance of 88.60 feet to a point in the center of said Sulphur Creek. Said point being the eastern most corner of said White property, and being the southwest corner of the Steven & Tina Nickens property, as recorded in instrument number 20070821-0099966 RODCT.

Thence, meandering along the center of said Sulphur Creek, leaving said White property, along and past said Nickens property, to and along the Jolie Bunks property, as recorded in Instrument Number 20200115-005276 RODCT, South 80°45'10" East a distance of 306.74 feet to a point in the center of said Sulphur Creek. Said point being the southeast corner of said Bunk property, and being the southwest corner of the Nickolas Keck property, as recorded in Instrument Number 20191210-0127325 RODCT.

Thence, meandering along the center of said Sulphur Creek, along and past said Keck property, and to and along the F.M. Simpkins property, as recorded in DB 1279 PG 119 RODCT, North 87°22'20" East a distance of 347.86 feet to a point in the center of said Sulphur Creek.

Thence, meandering along the center of said Sulphur Creek, and continuing along said Simpkins property the following 10 calls, North 59°56'49" East a distance of 95.70 feet to a point in the center of said Sulphur Creek.

Thence, North 26°18'23" West a distance of 170.97 feet to a point in the center of said Sulphur Creek.

Thence, North 3°19'24" East a distance of 68.55 feet to a point in the center of said Sulphur Creek.

Thence, North 44°22'22" East a distance of 103.23 feet to a point in the center of said Sulphur Creek.

Thence, North 65°22'38" East a distance of 57.34 feet to a point in the center of said Sulphur Creek.

Thence, South 86°32'58" East a distance of 73.93 feet to a point in the center of said Sulphur Creek.

Thence, South 76°13'09" East a distance of 94.64 feet to a point in the center of said Sulphur Creek.

Thence, North 84°33'00" East a distance of 88.33 feet to a point in the center of said Sulphur Creek.

Thence, North 36°58'29" East a distance of 121.95 feet to a point in the center of said Sulphur Creek.

Thence, North 72°47'54" East a distance of 149.55 feet to a point in the center of said Sulphur Creek.

Thence, leaving said center of Sulphur Creek and continuing along said Simpkins property, North 16°55'47" West a distance of 109.78 feet to a stone. Said point being in the eastern line of said Simpkins property, and being the southwest corner of the Reba Wittenmeier & Jennifer Brown property, as recorded in DB 4374 PG 108 RODCT.

Thence, leaving said Simpkins property, and along said Brown/Wittenmeier property the following 6 calls, North 59°12'51" East a distance of 181.80 feet to a submerged ½" iron pin.

Thence, North 86°08'59" East a distance of 231.01 feet to a ½" iron pin capped "Bridges."

Thence, South 24°22'27" East a distance of 176.90 feet to a point in the center of said Sulphur Creek.

Thence, South 84°46'18" East a distance of 92.89 feet to a point in the center of said Sulphur Creek.

Thence, North 58°48'18" East a distance of 172.12 feet to a point in the center of said Sulphur Creek.

Thence, North 51°42'30" East a distance of 162.20 feet to a point in the center of said Sulphur Creek. Said point being the southeast corner of said Wittenmeier/Brown property, being in the western ROW of Cleeces Ferry Road, and being the northeast corner of herein described tract.

Thence, leaving said Wittenmeier/Brown property, and along said Cleeces Ferry Road ROW the following 2 calls, South 14°38'43" East a distance of 596.62 feet to a found ½" iron pin.

Thence, South 17°54'28" East a distance of 507.85 feet to a point. Said point being the intersection of ROWs of Cleeces Ferry Road and Old Hickory Boulevard.

Thence, leaving said Cleeces Ferry Road ROW and along said Old Hickory Boulevard ROW the following 2 calls, South 1°34'32" East, 1,217.15 feet to a point.

Thence, along a 1,775.21 foot radius curve concave the east a distance of 308.49 feet, and being subtended by a chord bearing of South 07°54'59" East and a chord distance of 308.10 feet to said POINT OF BEGINNING.

Herein described tract containing 10,196,383 square feet or 234.08 acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to an ALTA-NSPS Land Title Survey by TTL, Inc., stamped by Joshua A. Meeks (TN RLS #2790), dated December 19, 2024.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the
16th day of January 2025.

Notary Public

My commission expires:
11/8/27

(Affix Seal)

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15 day of January 2025.

Shin-Lang Hwang and Mei Hwang Trust

By: Shin-Lang Hwang - Trustee
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