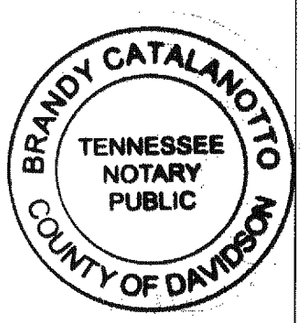
Karen Johnson Davidson County
Batch# 1228015 DEEDWARR
01/17/2025 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00
20250117-0004109

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

Affiant

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

Brandy Catalanotto
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:
188 Piratas LLC, a Tennessee limited liability company	New Owner(s)	06800009000 & 06800009100 & 06800008700 & 05700005700 & 06800008000 & 05700011400
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, **THE GRAND GOLDEN DRAGON ENTERPRISE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **188 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:

Being a parcel of land in the 2nd, formerly the 13th, Civil District, Nashville, Davidson County, Tennessee, said property being located on the north side of Hydes Ferry Pike, approximately 1 mile west of Briley Parkway, more particularly described as follows:

Beginning at a point in the north margin of Hydes Ferry Pike, the southwest corner of Marvin Owens as of record in Book 6644, Page 508, R.O.D.C., Tennessee, said point being 5.0 feet southerly from a concrete monument,

Thence, with the north margin of said Pike, N 75° 25' W, 129.26 feet to an iron pin,
Thence, N 14° 35' E, 20.00 feet to a concrete monument,
Thence, N 75° 25' W, 55 feet northerly from and parallel to the center of Hydes Ferry Pike, 444.60 feet to the beginning of a curve to the left,
Thence, with said curve having a central angle of 05° 30' 03", a radius of 5,785.00 feet, a chord of 555.19 feet, bearing N 78° 10' 11" W and a curve length of 555.40 feet,
Thence, S 09° 04' 48" W, 15.00 feet,
Thence, continuing with said curve to the left, having a central angle of 02° 02' 16',a A radius of 5,770.00 feet, a chord of 205.19 feet, bearing N 81° 56' 20" W, and a curve length of 205.20 feet, Thence, leaving said Pike with a wire fence, N 01° 33' E, 1,923.05 feet to an iron pin at fence corner, Thence, continuing with a fence, N 85° 56' W, 1,118.40 feet to an iron pin at fence post,
Thence, N 85° 05' W, 781.77 feet to an iron pin at fence corner,

Thence, N 04° 38' E, 814.94 feet along a fence, to an iron pin at a fence post,
Thence, N 71° 32' W along said fence, 1,097.29 feet, to an iron pin,
Thence, N 03° 22' W, 116.05 feet to a planted stone,
Thence, N 73° 16' E 1,164.02 feet to a fence corner at a large tree, with an iron pin beside it,
Thence, S 84° 10' E 973.16 feet to an iron pin,
Thence, S 86° 50' E, 98.01 feet to an iron pin,
Thence, S 85° 38 ' E, 172.92 feet to an iron pin,
Thence, S 84° 00' E, 122.85 feet to an iron pin,
Thence, S 85° 25' E,316.01 feet to an iron pin,
Thence, S 84° 47' E, 591.58 feet to an iron pin,
Thence, S 83° 17' E, 309.69 feet to an iron pin,
Thence, S 84° 48' E, 305.63 feet to an iron pin, at a corner post.
Thence, S 05° 42' W, 142.17 feet to an iron pin,
Thence, S 05° 46' 220.52 feet to an iron pin,
Thence, S 06° 07' feet to an iron pin,
Thence, S 06° 20 ' W, 246.54 feet to an iron pin at a corner post,
Thence, S 84° 16' E, 465.65 feet to an iron pin at a corner post,
Thence, S 06° 57' W, 337.93 feet to an iron pin,
Thence, S 07° 33' W, 522.60 feet to an iron pin,
Thence, S 05° 35' W, 237.19 feet to an iron pin,
Thence, S 05° 20' W, 174.17 feet to an iron pin,
Thence, S 02° 52' W, 1,054.69 feet to an iron pin,
Thence, S 05° 05' W, passing a concrete monument at 646.42 feet, a total distance of 651.42 feet, to the point of beginning, Containing 187.49 acres more or less. The above-described property is encumbered by a T.V.A. Electric Transmission easement, 150 feet in width, extending diagonally across the northeast corner of the property.

Less and except that portion sold to the State of Tennessee at Book 9545, page 87.

Being a portion of the same property conveyed to Nelson E. Ray and wife, Mary Elizabeth Ray by Warranty deed from Nathan Wall and wife, Patricia Wall of record in Book 6301, page 672 Register's Office for Davidson County , Tennessee, dated May 29, 1984 and recorded on May 30, 1984.

Being the same property conveyed to Mei Chia Hwang and Hsiu Chu Hwang as Joint Tenants with right of survivorship by Warranty deed from Nelson E. Ray and wife, Mary E. Ray of record in Book 8102, page 961, Register's Office for Davidson County, Tennessee, dated April 13, 1990 and recorded on May 4, 1990.

Being the same property conveyed to The Grand Golden Dragon Enterprises, Inc. by Quitclaim deed from Mei Chia Hwang and Hsiu Chang Hwang of record in Book 8315, page 449, Register's Office for Davidson County, Tennessee, dated March 25, 1991 and recorded on March 25, 1991. Rerecorded at Book 9840, page 14.

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 4688 Ashland City Highway, 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.

The Grand Golden Dragon Enterprise, Inc.,
a Tennessee Corporation

By: _____
Shin-Ting Hwang, President

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 President of The Grand Golden Dragon Enterprise, Inc., a Tennessee Corporation, 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