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

Karen Johnson Davidson County
Batch# 1228015 DEEDQC
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Fees: $27.00 Taxes: $0.00
20250117-0004110

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
188 Piratas LLC 4535 Harding Pike, Suite 200 Nashville, TN 37205	New Owner	06800009000 & 06800009100 & 06800008700 & 05700005700 & 06800008000 & 05700011400

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. 202501170004109 ***, 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, **THE GRAND GOLDEN DRAGON ENTERPRISE, INC., A TENNESSEE CORPORATION**, by these presents does hereby quitclaim and convey unto **188 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:

Being several parcels of land lying in the 4th/ civil district of Davidson County, Tennessee as shown on Tax Map 057 as parcels 057.00 & 114.00 and Tax Map 068 as parcels 068.00, 080.00, 087.00, 090.00, and 091.00. Said parcels being the Grand Golden Dragon Enterprises, Inc. properties as recorded in Book 8315, Page (PG) 449 & Book 10194, PG 105 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcels can be generally described as lying West of Amy Lynn Dr, Southwest of Cato Rd, North and adjacent to Ashland City Highway, and can be more specifically described as follows.

Beginning at a set ½" iron pin in the Northern Right of Way (ROW) of US Highway 12/Ashland City Highway (a varying Public ROW). Said pin marking the Southeast corner of the herein described parcel of and the Southwest corner of the FC Holdings, LLC Property as recorded in Sale Instrument (SI) # 20240604-0041749 RODCT (Tract 1). Said pin further being identified as station 261+00.87 on TDOT Project # STP-NH-12(25) and having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 684678.87 and an Easting of 1706994.71.

Thence, leaving said FC Holdings with said ROW the following nine calls:
N74°05'26"W a distance of 123.55' to a point;

Thence, N17°30'38"E a distance of 20.04' to a point;

Thence, N73°58'32"W a distance of 353.52' to a point;

Thence, N74°55'52"W 155.33' to a point;

Thence, on a curve to the left having an Arc Length of 508.36', a Radius of 5597.07', a Delta of 5°12'14", a Chord Bearing of N78°07'37"W, and a Chord Distance of 508.19' to a point;

Thence, S09°17'06"W a distance of 15.00' to a point;

Thence, on a curve to the left having an Arc Length of 187.82', a Radius of 5532.02', a Delta of 1°56'43", a Chord Bearing of N81°42'09"W, and a Chord Distance of 187.82' to a point;

Thence, S09°28'28"W a distance of 1.66' to a point;

Thence, on a curve to the left having an Arc Length of 0.73', a Radius of 5781.58', a Delta of 0°00'26", a Chord Bearing of N82°37'07"W, and a Chord Distance of 0.73' to a set ½" iron pin capped "TTL". Said pin marking the Southwest corner of the herein described parcel of land and the Southeast corner of the Chan McCullough property as recorded in SI # 20190621-0060099 RODCT.

Thence, leaving said ROW with said McCullough as marked by a fence N02°23'54"E a distance of 1,925.00' to a found ½" iron pin at a fence corner. Said pin marking the Northeast corner of said McCullough.

Thence, continuing with said McCullough and then the Richard Marcrum property as recorded in SI # 20040102-0000867 RODCT as marked by a fence N84°52'09"W a distance of 1,117.93' to a wooden fence post.

Thence, continuing with said Marcrum and then the CLS Rental Properties, LLC as recorded in SI # 20220610-0066394 RODCT and then the Suzanne M. & Pat Veach property as recorded in Deed Book (DB) 5238, PG 491 RODCT, and then the William Anthony (LE) Veach property as recorded in SI # 20230323-0021259 RODCT N84°09'28"W with a fence for 782.18' to a found ½" iron pin. Said pin marking the Northwest corner of said (LE) Veach property and a point in the Eastern boundary line of the Betty G. Otey property as recorded in SI # 20020809-0096390 RODCT.

Thence, leaving said Veach with said Otey the following two calls with a fence: N05°38'25"E a distance of 815.50' to an old fence post;

Thence, N70°08'41"W a distance of 783.55' to a found ½" iron pin. Said pin marking the Northwest corner of said Otey property and a corner to the Richard Bryan Smith property as recorded in SI # 20040624-0075132 RODCT.

Thence, leaving said Otey with said Smith the following two calls as marked by a fence: N70°57'09"W a distance of 309.14' to a found planted rock;

Thence, N04°52'00"W a distance of 115.13' to a found planted rock. Said rock marking the Northwest corner of the herein described parcel of land. Said rock further being the Southwest corner of the Geist Family Revocable Trust property as recorded in SI # 20140926-0088982 RODCT (Tract 3).

Thence, leaving said Smith with said Geist N74°26'09"E a distance of 1,172.34' to a downed tree with fencing. Said tree marking the Southeast corner of said Geist's Tract 3 and the Southwest of said Geist Tract 1, Parcel 2.

Thence, with said Parcel 2 S83°14'20"E a distance of 972.55' to a found ½" iron pin. Said pin marking the Southeast corner of said Geist's Tract 1, Parcel 2 and a corner to the Cato RD Development Partners as recorded in SI # 20220302-0023746 RODCT (Tracts 6, 7, & 8).

Thence, leaving said Geist with said Cato the following 16 calls as marked by a fence: S85°57'48"E a distance of 97.99' to a found ½" iron pin;

Thence, S84°33'05"E a distance of 172.98' to a found ½" iron pin;

Thence, S82°56'45"E a distance of 122.78' to a found ½" iron pin;

Thence, S84°18'20"E a distance of 315.48' to a found ½" iron pin;

Thence, S83°42'24"E a distance of 591.04' to a found ½" iron pin;

Thence, S82°14'12"E a distance of 310.41' to a found ½" iron pin;

Thence, S83°47'49"E a distance of 305.68' to a found ½" iron pin;

Thence, S06°58'11"W a distance of 141.82' to a found ½" iron pin;

Thence, S06°43'45"W a distance of 220.37' to a found ½" iron pin;

Thence, S07°07'36"W a distance of 79.26' to a found ½" iron pin;

Thence, S07°21'14"W a distance of 247.99' to a found ½" iron pin;

Thence, S83°09'49"E a distance of 464.70' to a found ½" iron pin;

Thence, S07°59'43"W a distance of 337.79' to a found ½" iron pin;

Thence, S08°41'02"W a distance of 522.28' to a found ½" iron pin;

Thence; S06°42'21"W a distance of 237.32' to a found ½" iron pin;

Thence, S06°17'58"W a distance of 174.14' to a found ½" iron pin marking the Southwest corner of said Tracts 6, 7 , & 8. Said pin further marking the Northwest corner of the FC Holdings, LLC property as recorded in SI # 20240604-0041749 RODCT (Tract 3).

Thence, leaving said Cato with said Tract 3 as marked by a fence S03°59'13"W a distance of 1,054.60' to a point in fence. Said point marking the Southwest corner of said Tract 3 and the Northwest corner of Tract 1 of said FC Holdings, LLC property.

Thence, leaving said Tract 3 with said Tract 1 as marked by a fence the following two calls: S04°05'29"W a distance of 224.93' to a point in said fence;

Thence, S07°35'05"W a distance of 421.23' to the Point of Beginning. Containing 8,171,138.32 square feet or 187.58 acres, more or less. Together with and subject to any easements, covenants, conveyances, restrictions, and/or right of ways that are of record and not of record. This description was written by Joshua A. Meeks (TN RLS # 2790) of Meeks Land Surveying and is based on a survey conducted on 1/9/2025 (Project # 24-12-03640).

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. (Value or consideration shown in aforementioned deed $240,000.00.)

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. (Value or consideration shown in aforementioned deed $0.00.) Rerecorded at Book 9840, page 14

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: 11/6/27

(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.

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