RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-31671-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF [redacted] WILLIAMSON
Karen Johnson Davidson County Batch# 1301851 DEEDWARR 07/24/2025 12:02:30 PM 4 pgs Fees: $23.00 Taxes: $2,959.63 20250724-0058602	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of July 2025 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sungae Park 1 Park Plaza Nashville, TN 37203	Same address as new owner	092-05-0-368.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($799,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ELDEST SON, INC., A TENNESSEE FOR PROFIT CORPORATION AND SMG INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SUNGAE PARK, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 of Block 43 on the Plan of Fisk University Place, of record in Book 421, Pages 4 and 5, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The Eldest Son, Inc, a Tennessee For Profit corporation, and SMG Investors LLC, a Tennessee Limited Liability Company, from Wootson Enterprises, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 10, 2024, and recorded July 17, 2024, in Instrument Number 20240717-0053891, said Register's Office.

Being part of the same property conveyed to Wootson Enterprises, LLC, a Tennessee limited liability company, from Wootson Enterprises, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 19, 2022, and recorded October 19, 2022, in Instrument Number 20221019-0114029, said Register's Office.

Being part of the same property conveyed to Wootson Enterprise, LLC from Bars Hooper Holdings, LLC, by Warranty Deed dated October 13, 2022, and recorded October 19, 2022, in Instrument Number 20221019-0114028, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 915B 33rd Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of July, 2025

GRANTOR(S)

The Eldest Son, Inc., a Tennessee Corporation

By:_____
Abdulqader Omar, Sole Member

SMG Investors, LLC, a Tennessee Limited Liability Company

By:_____
Mark Gerges, Member

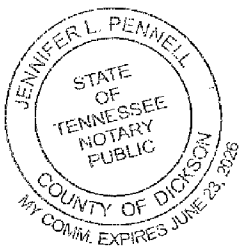
By: MARO GERGES
Maro Gerges, Member

By:_____
Mina Shahta, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Abdulqader Omar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Sole Member of The Eldest Son, Inc and who acknowledged that he executed the within instrument for the purposes therein contained as said Sole Member, on behalf of The Eldest Son, Inc.

WITNESS my hand and seal, this the 23 day of July, 2025.



Notary Public

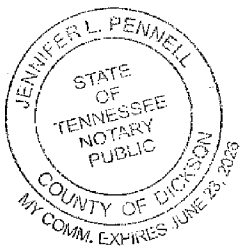
Jennifer L Pennell
Printed Notary Name

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Mark Gerges, Maro Gerges and Mina Shahta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented themselves to be the Members of SMG Investors, LLC, a Tennessee Limited Liability Company and who acknowledged that they executed the within instrument for the purposes therein contained as said Members, on behalf of SMG Investors, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 23 day of July, 2025.



Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/25 (date of document).

7/24/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/24, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal