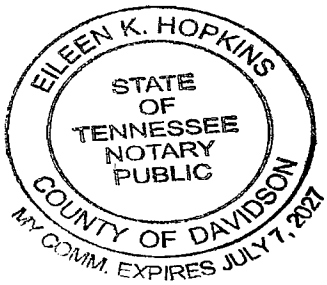
Karen Johnson Davidson County
Batch# 1302722 DEEDWARRSP
07/28/2025 08:05:30 AM 6 pgs
Fees: $33.00 Taxes: $3,071.00
20250728-0059136

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TCM Take 5 Hermitage, LLC 3975 Lakefield Court, Suite 101 Suwanee, GA 30024	New Owner	065-13-0-135.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JOHN B. CHO and DIANA J. CHO, each a resident of Tennessee (individually and together, "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TCM TAKE 5 HERMITAGE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 4827 Lebanon Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its heirs, successors, and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no further or otherwise.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 24th day of July, 2025.

GRANTOR:

By: John B. Cho
John B. Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, John B. Cho, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 3/8/28

[*Signatures Continue on the Next Page*]

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Diana J. Cho
Diana J. Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Diana J. Cho, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Three, Scotts Hollow, Phase One, of record in Book 8250, page 871, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with the Common Access Easement described in the agreement of record in Book 10722, page 37, amended in Instrument No. 20041123-0140191, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlie Y Cho, Diana J. Cho and John B. Cho, as tenants in common with full rights of survivorship, by deed from King Property, LLC, a Tennessee limited liability company, of record in Instrument No. 20141105-0102351, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20150123-0006512, Register's Office for Davidson County, Tennessee. Charlie Y. Cho having since died on October 4, 2022.

Exhibit B

Permitted Exceptions

1. State and County taxes for the year 2025, a lien, but not yet due and payable.

2. Restrictive Covenants and Common Access Easement Agreement contained in an instrument of record in Book 10722, page 37, amended in Instrument No. 20041123-0140191, Register's Office for Davidson, County, Tennessee.

3. All matters appearing on the Plan of record as Book 8250, page 871, Register's Office for Davidson County, Tennessee.

4. Rights of tenants in possession pursuant to an unrecorded Lease Agreement dated November 20, 2012, between King Property LLC and Harpeth Financial Services, LLC, d/b/a Advance Financial, as assigned by King Property LLC to Charlie Y Cho, Diana J. Cho, and John B. Cho pursuant to Assignment of Lease Agreement dated November 5, 2014.

5. All matters including a wall encroachment over the easterly property line, shown on the ALTA/NSPS Land Title Survey dated June 24, 2025, prepared by Dean M. Gerchar, TRLS No. 2663, under Pinnacle Land Surveying, Inc. Project No. 25-033.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 24, 2025 (date of document).

Affiant Signature

July 25, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

