THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1327674 DEEDWARR
09/29/2025 08:13:30 AM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20250929-0077089

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Dae Hong Lim Jeong Min Oh 1138 Payton Lane Gallatin, TN 37066	New Owner	026-15-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged that **GALLATIN PIKE, GP,** a Tennessee general partnership, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **DAE HONG LIM** and **JEONG MIN OH**, Husband and Wife, (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges, and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on the Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of September, 2025.

GRANTOR:

GALLATIN PIKE, GP,
a Tennessee general partnership

By: _____

Name: Joong Seo

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joong Seo, with whom I am personally acquainted, and who, upon oath, acknowledged himself be the General Partner of Gallatin Pike, GP, the within-named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Tennessee general partnership, by the said Joong Seo as its General Partner.

Witness my hand and official seal this 26th day of September 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

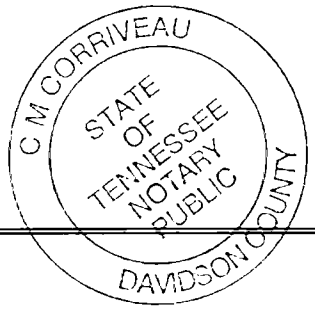
_____
Notary Public
My Commission Expires: 01/22/2029

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of September, 2025.



Notary Public

My Commission Expires: 01/22/2029

EXHIBIT "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled RESUBDIVISION OF LOT 2 OF NORTHSIDE MARKETPLACE, of record in Book 9700, Page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gallatin Pike GP, a Tennessee general partnership by Special Warranty Deed from ABT-8 Real Estate, L.L.C., being one and the same as ABT-8 Real Estate, LLC, an Oklahoma limited liability company of record in Instrument No. 202102110019449 in the Register's Office of Davidson County, Tennessee, dated February 8, 2021 and recorded February 11, 2021.

This is improved property located at: 2315 Gallatin Pike North, Madison, Tennessee 37115

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2025, and subsequent years, which are not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Minton Subdivision, as recorded in Plat Book 9700, Page 894, Register's Office for Davidson County, Tennessee.

3. Easement for Telephone Lines, recorded in Book 1710, Page 563, Register's Office for Davidson County, Tennessee.

4. Easement for Reciprocal Easement and Operating Agreement, recorded in Book 10478, Page 333; as amended by Book 10884, Page 749, and amended by Instrument No. 201403240023930, Register's Office for Davidson County, Tennessee.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Book 10621, Page 402, Register's Office for Davidson County, Tennessee.

6. Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Book 11445, Page 402, Register's Office for Davidson County, Tennessee.

7. All of the terms and provisions set forth and contained in that certain Lease between Davevest Associates, Limited Partnership, Lessor, and The Sports Authority, Inc., Lessee, recorded in Book 10885, Page 831, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 09/25/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/25/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

