This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1373326 DEEDWARRSP
01/29/2026 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $6,845.00
20260129-0006321

Name and Address of New Owner:
TJS, LLC
8041 Pine Forest Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map & Parcel No: 069-04-0-084-00 and 069-04-0-083-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Doug Hong** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TJS, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of January, 2026.

Doug Hong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Doug Hong with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/2026

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of January, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/2026

EXHIBIT A
Legal Description

PARCEL 1: 3901 Clarksville Pike (Map & Parcel - 069-04-0-084-00)

Land in Davidson County, Tennessee, being Lot No. 1 of Block "AA" on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Doug Hong by Warranty Deed dated August 8, 2002, from Mildred McKee Jackson also known as Mildred McKee Newberry, and husband, William L. Newberry, of record in Instrument No. 20020809-0096522, said Register's Office.

Included but Excluded from PARCEL 1 described above is the property conveyed to the State of Tennessee by Order of Condemnation and Appropriation dated April 3, 2018, of record in Instrument No. 20180507-0043578, said Register's Office.

PARCEL 2: 3905 Clarksville Pike (Map & Parcel - 069-04-0-083-00)

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "AA" on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Doug M. Hong by Warranty Deed dated September 26, 1997, from Min Buk Chung and wife, In Me Chung, of record in Book 10624, Page 819, as Re-recorded in Book 10854, Page 8, said Register's Office, and as corrected by Correction Deed, of record in Instrument No. 20020809-0096521, said Register's Office.

Included but Excluded from PARCEL 2, Tract 1 described above is the property conveyed to the State of Tennessee by Order of Condemnation and Appropriation dated April 3, 2018, of record in Instrument No. 20180507-0043575, said Register's Office.

Tract 2 (Part of Map & Parcel 069-04-0-083-00)

Being a title strip of land, in the First Civil District, Nashville Davidson County, Tennessee, a part of Tax Map 69-4, Parcel 82, of record in Deed Book 9177, Page 247 (erroneously referred to as Deed Book 10854, page 10), Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of Parcel 82, approximately 5 feet from the southwest property corner; thence, with a 6-foot wide strip of land, easterly along the existing steel post, 125 feet. Containing 750 square feet, more or less. Together with a perpetual easement for access as therein described.

Being all the same property conveyed to Doug M. Hong by Warranty Deed dated July 14, 1999, from Hollingsworth Oil Company, Inc., of record in Book 11576, Page 646, said Register's Office.

PARCEL 3:

The beneficial easement rights set out in Joint Access Agreement, of record in Instrument No. 20030204-0015103, said Register's Office, serving both PARCEL 1 and PARCEL 2 as herein-described.

Doug Hong being one and the same person as Doug M. Hong.

This Real Estate is more commonly known as 3901 and 3905 Clarksville Pike, Nashville, TN 37218.

EXHIBIT B
Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 069-04-0-084-00 and 069-04-0-083-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

All matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee. (PARCEL 1 and 2)

All matters shown on the Plan of record in Plat Book 974, Page 41, said Register's Office. (PARCEL 1 and 2)

Restrictive Covenants contained in the instrument of record in Book 3902, Page 725, said Register's Office. (PARCEL 1 and 2)

Joint Access Agreement of record in Instrument No. 20030204-0015103, said Register's Office. (PARCEL 1 and 2)

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5587, Page 463, said Register's Office. (PARCEL 1)

Stormwater Detention Agreement of record in Instrument No. 20030203-0014211, said Register's Office. (PARCEL 1)

Easements to the State of Tennessee as set out in the Order of Condemnation and Appropriation of record in Instrument No. 20180507-0043578, said Register's Office. (PARCEL 1)

Easement for Temporary Construction to the State of Tennessee of record in Instrument No. 20241216-0097423, said Register's Office. (PARCEL 1)

Restrictive Covenants contained in the Deed of record in Book 1307, Page 243, said Register's Office. (PARCEL 2)

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5587, Page 460, said Register's Office. (PARCEL 2)

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, Page 873, said Register's Office. (PARCEL 2, Tract 2 only)

Perpetual Easement for access as set out in the Deed of record in Book 11576, Page 646, said Register's Office. (PARCEL 2)

Easements to the State of Tennessee as set out in the Order of Condemnation and Appropriation of record in Instrument No. 20180507-0043575, said Register's Office. (PARCEL 2)

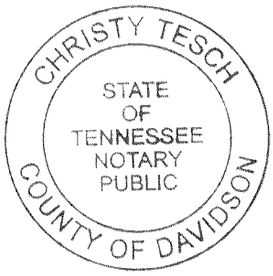
Easement for Temporary Construction to the State of Tennessee of record in Instrument No. 20241216-0097422, said Register's Office. (PARCEL 2)

I, Sherri D. Hollars, 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 this 23rd day of January, 2026.

Date: January 23, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23rd day of January, 2026.



Notary Public

My commission expires: 5/8/29