WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429851 DEEDWARR
06/09/2026 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20260609-0052061

File No.: COM-26-27032705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.6.26

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MJM Dickerson Market LLC	NEW OWNER	
(NAME)	(NAME)	Property 1:
2705 Dickerson Pike Nashville, TN 37207	(same)	060-15-0-058.00 Property 2: 060-15-0-057.00
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GL MART, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MJM DICKERSON MARKET LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
(Commonly known as 2703 Dickerson Pike, Nashville, TN 37207; Map & Parcel No. 060-15-0-058.00):

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Capitol View Subdivisions, as of record in Book 974, Pages 52 and 53, Register's Office for said County, being Lot No. 1 and the southerly 48 feet front and 48.8 feet rear of Lot No. 2 on the plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W.C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows:

Beginning on the easterly margin of the Dickerson Road at the southwest corner of said Lot No. 59; thence with the easterly margin of said Road North 12 degrees 45 minutes East 98 feet to an iron pin; thence South 77 degrees 15 minutes East 197.4 feet to an iron pin on the westerly line of the property conveyed to C.M. Richmond and wife, by deed from C. Mack Richmond, Jr. and wife, of record in Book 2697, Page 55, said Register's Office; thence with said line South 1 degree 41 minutes West 59.2 feet to the southerly line of said Lot No. 59; thence with same North 87 degrees 54 minutes West 212.2 feet to the beginning.

Property 2:
(Commonly known as 2705 Dickerson Pike, Nashville, TN 37207; Map & Parcel No. 060-15-0-057.00):

Land in Davidson County, Tennessee, being part of Lot No. 59 on the plan of Capitol View Subdivision as of record in Book 974, Pages 52 and 53, Register's Office for said county, being the Northerly 2 feet of Lot No. 2, all of Lot Nos. 3 and 4, and the Southerly 38 feet of Lot No. 5 on the plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W.C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows:

Beginning on the easterly margin of the Dickerson Road at an iron pin located 98 feet north of the southwest corner of said Lot No. 59; thence with the easterly margin of said road North 12 degrees 45 minutes East 140 feet to a spike; thence South 77 degrees 15 minutes East 170.7 feet to an iron pin on the westerly line of the property conveyed to C.M. Richmond and wife, by deed from C. Mack Richmond, Jr., and wife, of record in Book 2697, Page 55, said Register's Office; thence with said line South 1 degree 41 minutes West 142.2 feet to an iron pin; thence North 77 degrees 15 minutes West 197.4 feet to the beginning.

Being the same property conveyed to GL Mart, Inc., from SMM, Inc., a Tennessee corporation, by Warranty Deed dated March 14, 2016, recorded March 23, 2016, in Instrument No. 20160323-0027617 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2703 Dickerson Pike, Nashville, TN 37207 and 2705 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8 day of June, 2026

GL Mart, Inc., a Tennessee Corporation

By: _____
Giyong Lee, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G. LaFevor, of the state and county mentioned, personally appeared Giyong Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of GL Mart, Inc., the within named bargainor, a Corporation, and that Giyong Lee, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, this 8 day of June, 2026.

_____
Notary Signature
Printed Name: Adam LaFevor
My commission expires: 3/8/26

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ June 8, 2026.

Affiant Signature

6/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of ~~May~~ June, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026