Karen Johnson Davidson County
Batch# 1466702 DEEDWARRSP
09/01/2026 03:40:30 PM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20260901-0080896

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
ST Karas Real Estate, LLC 2609 Gallatin Pike Nashville, TN 37216	New Owner	072-13-0-029.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GALLATIN PIKE, GP,** a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ST KARAS REAL ESTATE, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, together with all buildings, structures and other improvements of any and every nature located on the land and all fixtures attached or affixed to the land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not 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.

WITNESS Grantor's hand, this 26th day of August, 2026.

GALLTIN PIKE, GP

By:_____
Joong Seo, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the MANAGING PARTNER of GALLATIN PIKE, GP, the within-named bargainor, a Tennessee general partnership, and that he, as MANAGING PARTNER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as MANAGING PARTNER.

Witness my hand and official seal at Nashville, TN, this 26th day of August, 2026.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/5/29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,500,000.00.

_____
Affiant

Subscribed and sworn before me this 26th day of August, 2026.

_____
Notary Public

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3·20·28

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 45 and part of Lot No. 46, as shown on the map entitled Irvington, of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way of Gallatin Road (US #31E) at the intersection of Carolyn Avenue, thence along the northerly right-of-way of Carolyn Avenue, North 68 deg. 33' 30" West a distance of 170.00 feet to an iron pin; thence North 21 deg. 56' 00" East a distance of 117.00 feet to an iron pin; thence South 68 deg. 33' 30" East a distance of 170 feet to an iron pin in the westerly right-of-way of Gallatin Road; thence along the westerly right-of-way of Gallatin Road, South 21 deg. 56' 00" West a distance of 117.00 feet to the point of beginning and containing 0.457 acres, more or less.

Being the same property conveyed to GALLATIN PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from SUN Y. KIM, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE, of record as Instrument No. 20190607-0054885, dated June 7, 2019, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 072-13-0-029.00.

2. Matters shown on the Plan of record in Book 843, page 60, said Register's Office.

3. Storm Drainage Easement and Gas Service Line referenced in deed of record in Book 9456, page 190, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/26/26 (date of document).

Affiant Signature

8/27/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

