Prepared by & Return to:
Absolute Title & Escrow Services, LLC
1421 McArthur Street
Manchester, TN 37355
File No. ZAD-YOON 1898-26

STATE OF TENNESSEE
COUNTY OF COFFEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00

AFFIANT

Karen Johnson Davidson County
Batch # 1480269 DEEDWARR
10/02/2026 09:48:09 AM 2 pgs
Fees: $13.00 Taxes: $10,915.00
20261002-0090951

SUSAN PRINCE HILES STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY MY COMMISSION EXPIRES 1-12-2028

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF SEPTEMBER, 2026.

NOTARY PUBLIC:

My Commission Expires: 1-12-2028

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Hope Investments TN LLC 1201 Gallatin Pike N. Madison, TN 37115	Hope Investments TN LLC 1201 Gallatin Pike N. Madison, TN 37115	034-13-0-095.00 031-13-0-132.00 034-13-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John J. Yoon and wife. Susie M. Yoon, a/k/a John Jeongsik Yoon and wife, Susie Myungwha Yoon,** HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hope Investments TN LLC, a Tennessee Limited Liability Company,** HEREINAFTER REFERRED TO AS THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

Certain tracts or parcels of land located in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Property 1: 1400 Gallatin Pike, Madison, TN 37115 (Parcel: 034-13-0-095.00)
A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Co., Inc., dated February 20. 1970 as follows:

Being Lots Nos. 1, 2, 3, 4, 5, 6, 7, and 24 of Block "B" on the Plan of East Lawn as of record in Book 547, page 153 and 154, Register' Office, Davidson County, Tennessee, and being the property described in Deeds of Record in Book 1726, page 292; Register's Office, Davidson County, Tennessee; Book 2592, page 411, Register's Office, Davidson County, Tennessee; Book 4481, page 28, Register's Office, Davidson County, Tennessee; Book 4481, page 30, Register's Office, Davidson County, Tennessee; Book 4484, page 144, Register's Office, Davidson County, Tennessee, to which reference is made for a more detailed description.

Being the same property conveyed to Jeong S. Yun and wife Myung W. Yun by Warranty Deed from Viva S. Williams Dinah S. Williams and Joseph L. Williams dated August 30, 1985 and of record on October 29, 1985 in Book 6694, page 795, Register's Office of Davidson County, Tennessee.

Jeong Sik Yun name was changed to John Jeongsik Yoon in Probate Court for Davidson County, Tennessee reference instrument #20001023-0105136. Mynug Wha Yun name was changed to Susie Myungwha Yoon in Probate Court for Davidson County, Tennessee reference instrument #20001023-01051137, recorded on October 23, 2000.

Property 2: 107 McKinley St., Madison, TN 37115 (Parcel: 034-13-0-132.00)
Tract 1: Lot Number 25, (25) Block B Eastlawn Subdivision as platted and recorded, of record in Book 547, page 153, Register's Office of Davidson County, Tennessee.

Tract 2: Lot #26 in Block "B" in East Lawn Subdivision in the 11th Civil District of Davidson County, Tenn. at Amqui, Tenn., of record in Book 547, page 153, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on McKinley St. and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to John Yoon and wife, Susie Yoon by Warranty Deed from Richard R. Rooker, Clerk of the Circuit Court and Probate Court of Davidson County, Tennessee, in a Representative Capacity in behalf of the Heirs of Thomas W. Basford, Deceased, dated February 1, 2000 and of record on February 3, 2000, Instrument #200002030011511, Register's Office of Davidson County, Tennessee.

Property 3: 114 Welworth St., Madison, TN 37115 (Parcel: 034-13-0-098.00)
Being Lot No. 8 of Block B of East Lawn Subdivision, as of record in Book 547, page 153, Register's Office of Davidson County, Tennessee.

Said Lot No. 8 fronts fifty (50) feet on the south side of Welworth Street and runs back between parallel lines 120 feet to a dead line.

This conveyance is subject to any and all restrictions, building lines and easements, of record in Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeong S. Yun by Warranty Deed from Roger J. Gonzalez and wife, Mary F. Gonzalez dated August 7, 1987 and of record on August 12, 1987, in Book 7323, page 563, Register's Office of Davidson County, Tennessee. The said Susie M. Yoon, joins in this conveyance to convey any and all marital interest she may have in said property.

Jeong S. Yun name was changed to John Jeongsik Yoon in Probate Court for Davidson County, Tennessee reference instrument #20001023-0105136.

This is improved property known as: **1400 Gallatin Pike, 107 McKinley St. & 114 Welworth St., Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns forever; and I/we so covenant with the said Grantee(s) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2026.

GRANTORS:

John J. Yoon a/k/a John Jeongsik Yoon

Susie M. Yoon a/k/a Susie Myungwha Yoon

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, the within John J. Yoon and Susie M. Yoon a/k/a John Jeongsik Yoon and Susie Myungwha Yoon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purpose therein contained.

Witness my hand and official seal this 30th day of September, 2026.

NOTARY PUBLIC:

My Commission Expires: 1-12-2028

SUSAN PRINCE HILES
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES 1-12-2028