Karen Johnson Davidson County
Batch# 460197 DEEDQC
08/19/2020 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200819-0093454

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23 day of July, 2020.

Notary Public

My commission expires: 11/6/2023

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
4313 Wallace Lane Nashville, Tennessee 37205	New Owner	103-14-0-094.01 103-14-0-121.00

FOR AND IN CONSIDERATION of the sum of $0.00, **JUNG H. LEE** and **SOO Y. KIM (A/K/A SUE Y. LEE)**, husband and wife, by these presents do hereby quitclaim and convey unto **700 12TH AVENUE LLC**, a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property commonly known as 43 and 47 Brookwood Terrace, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the ___ day of July, 2020.

JUNG H. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jung H. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/2023

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SOO Y. KIM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Soo Y. Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/2023

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

TRACT 1

A tract of land in the 8th Civil District of Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County, and being known as Lot D-102-A on an unrecorded resubdivision of said tract described according to a survey of Barge-Waggoner-Sumner, Inc., dated November 26, 1961, as follows:

Beginning in the easterly margin of Brookwood Terrace at the northwest corner of Lot known as D-103 conveyed to Richard H. Workman and S. Kenneth Rutherford by deed of record in Book 3161, Page 85, Said Register's Office; thence with said Terrace North 26 degrees, 42 minutes East 70 feet to an iron pin; thence leaving said terrace South 63 degrees 18 minutes East 181.32 feet to an iron pin; thence South 26 degrees 42 minutes West 70 feet to an iron pin; thence North 63 degrees 18 minutes West 181.32 feet to the point of beginning.

TRACT 2

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Crafton Subdivision of record in Plat Book 9700, Page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JUNG LEE and SOO Y. KIM (a/k/a Sue Y. Lee), husband and wife, by special warranty deed from LCG BROOKWOOD TERRACE, LLC, a Texas limited liability company, dated March 22, 2019 of record in Instrument 20190325-0026522, said Register's Office.

The foregoing tracts also described as:

TRACT 1

A tract of land in the 24th Council District of Metropolitan Nashville, Davidson County, Tennessee, being shown as part of a tract marked "Reserved for Commercial and/or Apartment Development" on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office, Davidson County (R.O.D.C.), Tennessee and being known as Lot D-102-A on an unrecorded resubdivision of said tract described according to a survey of Barge-Waggoner-Sumner, Inc., dated November 26, 1961; being more particularly described according to an ALTA / NSPS Land Title Survey prepared by: JTA Land Surveying, Inc. - Dated: 3-12-2019 & Last Revised: 3-19-2019 - Job No. 2019-115 as follows:

BEGINNING at a PK Nail (Old & In Asphalt) in the easterly Right-of-way of Brookwood Terrace (50' Public R/W) that is South 31 degrees 06 minutes 10 seconds West a distance of 202.5 feet more or less from the Southwesterly end of the Southeasterly return curve at the intersection of Brookwood Terrace and White Bridge Road (55' Public R/W). Said P.K. Nail also being the Northwesterly property corner of Lot No. 1 as shown on the Final Plat entitled: Crafton Subdivision as of record in Plat Book 9700, Page 998 R.O.D.C., Tennessee; thence,

1. With the Easterly Right-of-way line of Brookwood Terrace, North 31 degrees 06 minutes 10 seconds East a distance of 70.00 feet to a P.K. Nail (Old & In Asphalt) at the Southwesterly property corner of Lot No. C-101 as shown on the Final Plat entitled: Hillwood Terrace as of record in Plat Book 2663, Page 50 R.O.D.C., TN; thence,

2. Leaving said Right-of-way line, with the Southerly property line of the aforesaid Lot No. C-101, South 58 degrees 53 minutes 50 seconds East a distance of 181.32 feet to an Iron Rod (Old) in the Westerly property line of

a Tract of land as conveyed to G & H Properties as of record in Deed Book 6628, Page 78 R.O.D.C., TN; thence,

3. With the Westerly property line of the aforesaid G & H Properties, in part, and a Northerly property line of the aforesaid Lot No. 1, South 31 degrees 06 minutes 10 seconds West a distance of 70.00 feet to a P.K. Nail (Old & In Asphalt); thence,

4. With the Northerly property line of the aforesaid Lot No. 1, North 58 degrees 53 minutes 50 seconds East a distance of 181.32 feet to the Point of Beginning and containing 12,692 square feet or 0.2914 of an acre more or less as calculated by the above bearings and distances which were determined within the precision requirements of an ALTA/ACSM Land Title Survey of February 23, 2016.

TRACT 2

A tract of land in the 24th Council District of Metropolitan Nashville, Davidson County, Tennessee, being shown as Lot No. 1 on the Final Plat entitled: Crafton Subdivision as of record in Plat Book 9700, Page 998 Register's Office, Davidson County (R.O.D.C.), Tennessee and being more particularly described according to an ALTA / NSPS Land Title Survey prepared by: JTA Land Surveying, Inc. - Dated: 3-12-2019 & Last Revised: 3-19-2019 - Job No. 2019-115 as follows:

BEGINNING at a PK Nail (Old & In Asphalt) in the easterly Right-of-way of Brookwood Terrace (50' Public R/W) that is South 31 degrees 06 minutes 10 seconds West a distance of 202.5 feet more or less from the Southwesterly end of the Southeasterly return curve at the intersection of Brookwood Terrace and White Bridge Road (55' Public R/W). Said P.K. Nail also being the Southwesterly property corner of a Tract of land conveyed to LCG Brookwood Terrace, LLC as of record in Instrument No. 20170217-0016858 R.O.D.C., Tennessee; thence,

1. Leaving the Easterly Right-of-way line of Brookwood Terrace, with the Southerly property line of the aforesaid LCG Brookwood Terrace, LLC Tract, South 58 degrees 53 minutes 50 seconds East a distance of 181.32 feet to a P.K.Nail (Old & In Asphalt); thence,

2. With the Easterly property line of the LCG Brookwood Terrace, LLC Tract, in part, North 31 degrees 06 minutes 10 seconds East a distance of 43.82 feet to an Iron Rod (Old) at the Southwesterly property corner of a Tract of land as conveyed to G & H Properties as of record in Deed Book 6628, Page 78 R.O.D.C., TN; thence,

3. Leaving said Easterly property line, with the Southerly property line of the G & H Properties Tract, South 61 degrees 09 minutes 50 seconds East a distance of 77.33 feet to an Iron Rod (Old) in the Westerly property line of Lot No. 4B as shown on the Final Plat entitled: Resubdivision Lot 4 - Post Square Shopping Center as of record in Plat Book 6250, Page 553 R.O.D.C., TN; thence,

4. Leaving said Southerly property line, with the Westerly property line of the aforesaid Lot No. 4B, South 28 degrees 50 minutes 10 seconds West a distance of 147.00 feet to a Concrete Monument (Old) at the Northeasterly property corner of Lot No. 48 as shown on the Final Plat entitled: Resubdivision of Lot No's 46, 47 & 48 - Revised Plan - Hillwood Terrace - Section 2 as of record in Plat Book 3842, Page 53 R.O.D.C.,TN; thence,

5. Leaving said Westerly property line, with the Northerly property line of the aforesaid Lot No. 48, North 58 degrees 53 minutes 50 seconds West a distance of 264.40 feet to an Iron Rod (Old) in the Easterly Right-of-way line of Brookwood Terrace; thence,

6. Leaving said Northerly property line of Lot No. 48, with the Easterly Right-of-way line of Brookwood Terrace, North 31 degrees 06 minutes 10 seconds West a distance of 100.00 feet to the Point of Beginning and containing 29,790 square feet or 0.6839 of an acre, more or less as calculated by the above bearings and distances which were determined within the precision requirements of an ALTA/ACSM Land Title Survey of February 23, 2016.

Being the same property conveyed to JUNG LEE and SOO Y. KIM (a/k/a Sue Y. Lee), husband and wife, by quitclaim deed from LCG BROOKWOOD TERRACE, LLC, a Texas limited liability company, dated March 22, 2019 of record in Instrument 20190325-0026523, said Register's Office.

True Copy Certification

I, **Lena McClain**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Shelby

Personally appeared before me, Jill Preston, a notary public for this county and state, **Lena McClain**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal:

