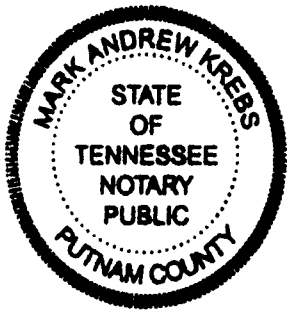
Karen Johnson Davidson County
Batch# 824790 DEEDQC
03/18/2022 01:50:10 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220318-0031802

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 18th day of March, 2022.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
S+J LLC 4313 Wallace Lane Nashville, Tennessee 37215	*New Owner*	103-14-0-094.01 103-14-0-121.00

[This deed is prepared with information provided by the client and/or owner without the benefit of a title search and/or examination.]

FOR AND IN CONSIDERATION of the sum of $0.00, 700 12TH AVENUE LLC, a Tennessee limited liability company, by these presents does hereby quitclaim and convey unto S&J LLC, a Tennessee limited liability company, its successors and assigns, all its 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 known as 43 and 47 Brookwood Terrace, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 18th day of March, 2022.

700 12TH AVENUE LLC,
a Tennessee limited liability company

By: _____
Name: Jung H. Lee
Title: Member

By: _____
Name: Soo Y. Kim
Title: Member

STATE OF TENNESSEE
COUNTY OF TENNESSEE

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), and who upon oath acknowledged himself to be the Member of 700 12th Avenue LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Jung H. Lee, Member of 700 12th Avenue LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of March, 2022.

_____
NOTARY PUBLIC

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 4/1/24

STATE OF TENNESSEE
COUNTY OF TENNESSEE

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), and who upon oath acknowledged himself to be the Member of 700 12th Avenue LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Soo Y. Kim, Member of 700 12th Avenue LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of March, 2022.

_____
NOTARY PUBLIC

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 4/1/24

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.

Being the same property conveyed to 700 12TH AVENUE LLC, a Tennessee limited liability company, by deed from JUNG H. LEE and SOO Y. KIM, husband and wife, dated July 23, 2020, of record in Instrument No. 20200819-0093454, said Register's Office.