THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 889888 DEEDQC
07/15/2022 02:34:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220715-0081603

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
145 Thompson, LLC 145 Thompson Lane Nashville, TN 37211	Owner	119-10-0-203

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Young Ho Kim and Un Jung Kim, husband and wife, and Andrew Chung Kim, an unmarried man**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **145 Thompson, LLC, a Tennessee limited liability**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, located at 145 Thompson Lane and being described according to a survey by J. Bruce Rainey, Surveyor# 823 dated April 14, 2020 and known as Job No. 200059 as follows:

Beginning at an existing iron pin on the southerly margin of Thompson Lane, said point being the northeast corner of this tract and the northwest corner of the JNJ Group LLC property of record in Inst. No. 20190507-0042829, said point is also N82° 13' 49" W 360.18' from the intersection of the centerline of Dobbs Ave, with the southerly right of way of the said Thompson lane; thence leaving the said Thompson Lane and with the line of the said JNJ Group LLC S06°06'39"W 150.05' to an existing iron pin; thence with the line of Kathie Bell (Inst. #201505010039696) then with Felix Cedenodiaz. (Inst #200201300013210), then Justin Harris (Inst. #201904100032533), then Equity Trust Co.(Inst. No. 201603150024308) N82°27'16"W 365.12' to an iron pin set; thence with the line of Allison J. Jones (Inst. # 201903110021682) N06° 12'07"E 149.11' to an existing iron pin on the southerly margin of Thompson Lane: thence with the said southerly margin of Thompson Lane (100' Right of way) S82°36'05"E 364.86' to the point of beginning, containing 54,579 square feet, being **1.25 acres** more or less.

Being the same property conveyed Young Ho Kim and Un Jung Kim, Husband and Wife, and Andrew Chung Kim, an unmarried man, as Joint Tenants with Right of Survivorship by Special Warranty Deed from 3LS Properties, Inc., a Tennessee Corporation of record on June 18, 2021, at Instrument No. 20210618-0082895, filed on 06-18-21, Davidson County Register of Deeds.

This is property commonly known as 145 Thompson Lane, Nashville, TN 37211.

Witness the hand of the Grantors, this 14th **day of July, 2022:**

Young Ho Kim

Un Jung Kim

Andrew Chung Kim

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Young Ho Kim**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of **July, 2022**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Un Jung Kim**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of **July, 2022**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Chung Kim**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of **July, 2022**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF **June, 2022**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY