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# 890502 DEEDQC
07/18/2022 01:13:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220718-0082058

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QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
304 E Thompson, LLC 145 Thompson Lane Nashville, TN 37211	Owner	119-04-0-134.00

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, and Jessica H. Kim,** hereinafter called the Grantors, do hereby Quitclaim and convey unto **304 E Thompson, LLC, a Tennessee limited liability company**, 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, being part of the J. L. Bugg property on the Map of Section 3 of Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the southeasterly margin of Thompson Lane, said point being 286.7 feet Northeast of the radius return of Lawndale Drive with Thompson Lane; thence, leaving said right of way South 49 deg. 28' East 258.38 feet to iron pin; thence, North 53 deg. 39' 20" East 142.18 feet to a brass cap; thence, North 39 deg. 07' West 225.10 feet to a brass cap in the southeasterly margin of Thompson Lane right of way; thence, with said right of way South 52 deg. 41' West 188.52 feet to the point of BEGINNING, said tract containing **0.96 acres**, more or less.

Being further described on the Final Plat of National Car Wash, dated September 5, 1996, and revised on February 25, 1997, of record in Book 9700, page 354, said Register's Office, prepared

by Jimmy C. Yates, Tennessee Registered Land Surveyor No. 1597, Wamble & Associates, 40 Middleton Street, Nashville, TN 37210, File No. 408-0296.

There is also a perpetual easement for unobstructed ingress and egress over and across the northwesterly corner of the H. G. Hills Realty Company property (adjacent to this tract) reserved for the exclusive use of Gulf Oil Corporation (now B.P. Oil, Inc.), described as follows:

BEGINNING at a point in the Northeast comer of the above described tract; thence, South 39 deg. 07' East 50.00 feet to a point; thence, North 52 deg. 25' 46" East 36.31 feet to a point; thence, North 49 deg. 38' 42" West 51.0 feet to a point; thence, South 52 deg. 41' West 27 feet to the point of BEGINNING.

Less and except all highways and legal rights of way.

Being the same property conveyed to Young Ho Kim and Un Jung Kim, husband and wife, as to an undivided 50% interest (the "Entireties Interest") and Andrew Chung Kim, as an individual, as to an undivided 25% interest, and Jessica H. Kim, as an individual, as to an undivided 25% interest (the "Individual Interests"), the Entireties Interest and the Individual Interests, as they relate to each other, being held as joint tenants with right of survivorship by Warranty Deed from JMB Partners, a Tennessee general partnership, of record on January 21, 2016, at Instrument No. 20160121-0006072, Davidson County Register of Deeds.

This is property commonly known as 304 E. Thompson Lane, Nashville, TN 37211.

Witness the hand of the Grantors, this _____ day of July, 2022:

Young Ho Kim

Un Jung Kim

Andrew Chung Kim

Jessica H. 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**:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/14/2026

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica H. 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 14 day of **July, 2022**:

Notary Public

My Commission Expires: July 06, 2025

KIRKLAND T. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 06, 2025

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 **July, 2022**:

Notary Public

My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY