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# 914370 DEEDQC
09/08/2022 03:54:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220908-0100913

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QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
LGA, LLC 145 Thompson Lane Nashville, TN 37211	Owner	043-13-0-421.00

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 H. Kim and wife, Un J. Kim and Andrew C. Kim, together as Joint Tenants with Right of Survivorship**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **LGA, LLC**, hereinafter called the Grantee, their 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 **parts of Lots 6 and 7** on the Plan of Forest Park Acreage Tracts at Madison, as of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Don Shanklin Engineering, Old Hickory, dated July 25, 1972, as follows:

Beginning at a stake in the easterly margin of Forest Park Drive (Forest Park Road) being the northwest corner of Lot No. 6 on the Plan; running thence South 86 deg. 30 min. East 150 feet to an iron pin; thence South 87 deg. 15 min. East 343 feet to an iron pin; thence South 86 deg. 01 min. East 819.44 feet to an iron pin, the northeast corner of Lot No. 6 on said plan; thence with the easterly line of Lots 6 and 7, South 51 deg. 51 min. West 596.02 feet to an iron pin at the southeast corner of Lot 7; thence North 86 deg. 41 min. West 375.24 feet to an iron pin; thence North 3 deg. 11 min. East 199.85 feet to a stake on the line between Lots 6 and 7; thence North 86 deg. 44 min. West 184.02 feet to a post; thence North 77 deg. 48 min. West 136.23 feet to an iron pin; thence North 86 deg. 30 min. West 172 feet to the easterly margin of Forest Park Road or Drive; thence along the easterly margin of the same, North 3 deg. 30 min. East 180 feet to the point of beginning, containing **7.677 acres**, more or less.

Being the same property conveyed to Young H. Kim and wife, Un J. Kim, husband, by Warranty Deed from John J. Yoon and wife, Susie M. Yoon of record in Instrument No. 20020701-0078887, dated 7/1/2002, Register's Office for Davidson County, Tennessee; being further conveyed to Young H. Kim, and wife, Un J. Kim and Andrew C. Kim, as joint tenants, with right of survivorship of record in Instrument No. 20120713-0061892, dated 7/12/201, Register's Office for Davidson County, Tennessee; and being further conveyed to Young H. Kim and wife, Un J. Kim by Quitclaim Deed from Andrew C. Kim of record in Instrument No. 20120820-0074742, dated 8/17/2012, and being further and last conveyed to Young H. Kim and wife, Un J. Kim and Andrew C. Kim, together as Joint Tenants with Right of Survivorship by Quitclaim Deed from Young H. Kim and wife, Un J. Kim of record in Instrument No. 20220331-0037698, dated 3/30/2022, Register's Office for Davidson County, Tennessee.

This is property commonly known as 335 Forest Park Road, Madison, TN 37115.

Beginning at an iron pin found in the centerline of Compton Road, lying approximately 1,970' south of the Compton, Vincion & Sharpsville Road intersection, said pin being the SE corner of Pugh and a northeasterly corner of this tract; thence with the centerline of Compton Road S 01 deg. 01' 10" E, 89.68 feet to a nail; thence continuing with the centerline of Compton Road S 03 deg. 06' 20" w, 218.12 feet to a nail; thence S 02 deg. 23' 10" E, 157.08 feet to a nail being a southeasterly corner of this tract; thence with the north line of Ainsworth S 86 deg. 38' 10" W, passing through an iron pin set in line with the fences, 25' off the centerline of Compton road, and continuing or a total distance of 121.00 feet to an iron pin found 1.0' north of the fenceline; thence continuing with the north line of Ainsworth N 84 deg. 51' 50" W, 269.76 feet to an iron pin found 12' north of the fenceline; thence with the west line of Ainsworth S 00 deg. 22' 40" E, 466.62 feet to an iron pin found in line with the fences; thence with the north fenceline of Murray S 89 deg. 00' 40" W, 449.05 feet to an iron pin found in the fence corner by a 6" cedar; thence continuing with the Murray fenceline N 00 deg. 12' 50" w, 557.57 feet to an iron pin found in line with the fences; thence s 87 deg. 37' 20" W, 974.80 feet to an iron pin found by a fence post; thence N 89 deg. 00' 10" W, 148.73 feet to an iron pin found in line with the fences; thence N 63 deg. 18' 00" W, 58.45 feet to an iron pin found in the fenceline; thence 39 deg. 39' 50" W, 88.20 feet to an iron pin set; thence N 78 deg. 45' 00" W, 183.50 feet to an iron pin found by a 24" oak in the fenceline; thence S 89 deg. 56' 20"W, 739.31 feet to an iron pin found in the fence corner; thence N 08 deg. 00' 50" E, 19.53 feet to an iron pin found in the fence corner; thence S 89 deg. 34' 40" W, 796.77 feet to an iron pin found in the fence corner by a 10" cedar snag; thence with the north fenceline of Sanders N 87 deg. 25' 30" W, 337.29 feet to an iron pin found in line with the fences being the SW corner of this tract; thence with the east fenceline of Dickens N 00 deg. 12' 40" W, 736.72 feet to an iron pin set in line with the fence; thence continuing with the east fenceline of Dickens N 00 deg. 28' 40" E, 651.03 feet to an iron pin found in the fence corner, in a rock pile, being the NW corner of this tract; thence with the south line of Dowell N 89 deg. 30' 10" E, 331.20 feet to an iron pin set in rock fenceline by brace post; thence continuing with the south line of Dowell S 89 deg. 35' 50" E, 409.36 feet to an iron pin set in the fence corner; thence with the south fenceline of Arnold N 88 deg. 40' 50" E, 647.21 feet to an iron pin set in the fence corner; thence with the south fenceline of Douglas S 89 deg. 47' 40" E, 438.48 feet to an iron pin set in the fence corner; thence continuing with the south fenceline of Douglas N 77 deg. 07' 30" E, 43.32 feet to an iron pin set by a 12" cedar in the fenceline; thence N 89 deg. 28' 00" E, 431.46 feet to an iron pin found in the fence corner; thence with the west fenceline of Leyhew S 00 deg. 40' 30" E, 919.04 feet to an iron pin found in the fenceline; thence continuing with the west fenceline of Leyhew S 00 deg. 44' 00" E, 495.22 feet to an iron pin found in the fence corner; thence with the south fenceline of Leyhew N 87 deg. 40' 40" E, 626.11 feet to an iron pin found; thence N 67 deg. 33' 10" E, 129.82 feet to an iron pin found by a metal post; thence with the east fenceline of Leyhew N 00 deg. 41' 10" W, 478.29 feet to an iron pin found; thence N 00 deg. 41' 20" W, 433.35 feet to an iron pin found in the fenceline; thence with the west fenceline of Williams S 39 deg. 39' 10" E, 320.80 feet to an iron pin found in the fenceline; thence with the west fenceline of Pugh S 39 deg. 23' 50" E, 221.19 feet to an iron pin found by an 8" persimmon in the fenceline; thence continuing with the west fenceline of Pugh S deg. 01' 50" E, 153.75 feet to an iron pin found in the fenceline; thence S 46 deg. 22' 10" E, 96.55 feet to an iron pin found by a 15" cedar in the fenceline; thence with the south fenceline of Pugh S 89 deg. 19' 30" E, passing through an iron pin set 25' off the centerline of Compton Road, for a total distance of 552.39 feet to the pin in the centerline of Compton road at the beginning containing **94.68 acres**, more or less.

Being the same property conveyed to young Ho Kim and wife, Un Jung Kim by Warranty Deed from Robert W. Wyatt, et al, dated October 31, 1997, and filed in Book 609, page 438, further being the same property conveyed to Young Ho Kim and wife, Un Jung Kim and Andrew C. Kim, as joint tenants with rights of survivorship by Quitclaim Deed from Young Ho Kim and wife, Un Jung Kim, of record on July 13, 2012, at Record Book 1144, page 2056, Rutherford County Register of Deeds.

This is property commonly known as 4612 E. Compton Road, Murfreesboro, TN 37130.*
*Note: An address is not a legal description of real property.

Witness our hands, this 11th **day of** August**, 2022:**

Young Ho Kim

Un Jung Kim

Andrew C. 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 the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2022:

Notary Public

My Commission Expires: 7/14/2026

COLIN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 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 the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2022:

Notary Public

My Commission Expires: 7/14/2026

COLIN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 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 **Andrew C. Kim**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2022:

Notary Public

My Commission Expires: 7/14/2026

COLIN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11 DAY OF August, 2022:

Notary Public

My Commission Expires: 7/14/2026

COLIN ROBERTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JULY 14, 2026