Karen Johnson Davidson County
Batch # 1140878 DEEDWARR
05/30/2024 10:18:32 AM 3 pgs
Fees: $18.00 Taxes: $1,900.69
20240530-0040046

THIS INSTRUMENT PREPARED BY:

Box #14

Michael Gigandet, Attorney
208 Centre St.
Pleasant View, Tenn. 37146
615-746-4949
Fax: 615-746-4950

Address New Owner:
YoungBae Kim and
Hee Kyung Shin
1959 Ft. Campbell Blvd.
Clarksville, TN 37042

Send Tax Bills To:
Same

Map/Parcel No.
015-190.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE: LIBRARY PROPERTIES, LLC, Debtor.	CASE NO. 24-00047-RM3-7 CHAPTER 7 JUDGE Randal S Mashburn

TRUSTEE'S DEED

For and in consideration of the sum of FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED DOLLARS AND NO 00/100 ($513,700.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael Gigandet, Trustee for the Bankruptcy Estate of LIBRARY PROPERTIES, LLC Case No.24-00047-RM3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, hereby bargains, sells and conveys unto YOUNGBAE KIM and HEE KYUNG SHIN, husband and wife, all of my interest in the following described property located at 7594 Whites Creek Pike, Joelton, Tennessee 37080, in DAVIDSON COUNTY, TENNESSEE, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Merville & Keel, Inc., dated October 10, 1980, as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence B. Williams and wife, Bonnie Sue Williams, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3218, Page 336, of the Register's Office for Davidson County; thence, with the easterly margin of Whites Creek Pike, North 10 degrees 00 minutes West 51.30 feet to an iron pin; thence, leaving said roadway, South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East

480.00 feet to an iron pin; thence, South 87 degrees 00 minutes East 25.0 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East 305.97 feet to an iron pin in the southerly boundary of the property conveyed to Gary N. Benmark and wife, Leslie A. Benmark, by deed from Virginia L. Young, of record in Book 5233, Page 656, of the Register's Office for Davidson County; thence, with Benmark's southerly boundary, East 489.92 feet to an iron pin at the base of a Black Oak tree, said point being in the westerly boundary of the property conveyed to Joe Walker, Jr. and wife, Emma Mae Walker, by deed from Helen Morrison and husband, Louis W. Morrison, of record in Book 1031, Page 421, of said Register's Office; thence, with Walker's westerly boundary, South 2 degrees 16 minutes 52 seconds West 832.33 feet to an iron pin in the northerly margin of a 50 foot wide roadway; thence, North 87 degrees 00 minutes West 495.0 feet to an iron pin; thence, South 3 degrees 00 minutes West 30.0 feet to an iron pin; thence, North 87 degrees 00 minutes West 508.32 feet to the point of beginning, containing 10.30 acres, more or less.

Said property is conveyed to the following provision set out in deed of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

Said Grantees and any future owners hereby agree to transfer in fee, without any costs, upon the request of the owner of the property to the east of subject property and any subsequent owners, now owned by Joe Walker, Jr. and wife, of record in Book 1031, Page 421, Register's Office for said County, the hereinafter described property, to be used to build a roadway and to be approved by the Metropolitan Government, said property is described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said pin being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, of record in Book 3218, Page 336, Register's Office for said County; thence, with the easterly margin of Whites Creek Pike North 10 degrees West 51.30 feet to an iron pin; thence, South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence, South 3 degrees 2 minutes 19 seconds West 20 feet; thence, South 87 degrees 00 minutes East 30 feet to an iron pin; thence South 3 degrees 00 minutes West 30 feet to an iron pin; thence, North 87 degrees 00 minutes West 508-32 feet to the beginning.

BEING the same property vested in Library Properties, LLC, by Warranty Deed dated October 27, 2016, from David A. Martin and wife, Carolyn R. Martin, of record in Instrument No. 20161028-0114306, Register's Office for Davidson County, Tennessee, and further see Order Approving Trustee's Motion to Sell Real Property and Personal Property by Auction authorizing Michael Gigandet, Trustee, to convey said property of record in Instrument No. 20240530-0040045, said Register's Office.

TO HAVE AND TO HOLD all of my interest in the said tracts or parcels of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title and interest thereto belonging to YOUNGBAE KIM and HEE KYUNG SHIN, husband and wife, their successors and assigns forever. Grantor conveys said property pursuant to Order Approving Trustee's Motoin to Sell Real Property and Personal Property by Auction entered on April 8, 2024, the trustee's motion to sell property having been previously sent to all creditors and parties in

interest on March 14, 2024.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15 day of May, 2024.

Michael Gigandet, Chapter 7 Trustee
for the Bankruptcy Estate of
LIBRARY PROPERTIES, LLC
Case No. 24-00047-RM3-7

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Michael Gigandet, Trustee, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pleasant View, Tennessee this 15 day of May, 2024.

Janet Butler Gigandet
Notary Public

My Commission Expires: July 26, 2025

JANET BUTLER GIGANDET STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

This actual consideration or value, whichever is greater, for this transfer is $513,700.00.

Affiant

Subscribed and sworn to before me
this 15 day of May, 2024

Janet Butler Gigandet
Notary Public

My Commission expires: July 26, 2025

JANET BUTLER GIGANDET STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY