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 # 1147644 DEEDQC
06/17/2024 08:09:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240617-0044831

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QUITCLAIM DEED of CORRECTION

(Correction to Quitclaim Deed of record at Instrument No. 20220908-0100913, Davidson County Register of Deeds)

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

Previously, by **Quitclaim Deed** of record on **09/08/2022**, at **Instrument No. 20220908-0100913**, **Davidson County Register of Deeds**, **Young H. Kim and wife, Un J. Kim, and Andrew C. Kim, as Joint Tenants with Right of Survivorship**, intended to convey certain property to **LGA, LLC**, which property is set out and described below, to wit (hereinafter, the "Property"):

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; 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, Register's Office for Davidson County, Tennessee; being further and last conveyed to Young H. Kim and wife, Un J. Kim, and Andrew C. Kim, as Joint Tenants with Right of Survivorship by Quitclaim Deed from Young H. Kim and Un J. Kim, filed on 03/31/2022, at Instrument No. 20220331-0037698, Davidson County Register of Deeds.

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

It has now come to the attention of the Grantors and Grantee in the above Quitclaim Deed that pages 2 and 3 of the above said Quitclaim Deed that were recorded as noted above were in fact from an entirely different Quitclaim Deed prepared to cover a different property in Rutherford County, Tennessee, these pages having been inadvertently shuffled together with the correct and intended first page of the said Quitclaim Deed as prepared for execution and recording. Though the Grantors in that different Quitclaim Deed for the different property were the same, the inclusion of the information about the other property still creates confusion and disorder in the record. Additionally, the name of the Grantee should have included reference to the state where it is organized.

Therefore, premises considered, **Young H. Kim and wife, Un J. Kim, and Andrew C. Kim, as Joint Tenants with Right of Survivorship**, as the **Grantors** in the Quitclaim Deed reference above, and **LGA, LLC, a Tennessee limited liability company**, as the **Grantee** in the same, hereby execute this Quitclaim Deed of Correction in order to clarify that the Quitclaim Deed noted above, of record at **Instrument No. 20220908-0100913, Davidson County Register of Deeds**, should have had reference only to the above described Property, and should not have included reference to any other property, and do together hereby strike any reference to said other property, and hereby fully stated the name of the Grantee as "**LGA, LLC, a Tennessee limited liability company**", and hereby request that the recorder make appropriate adjustments to the record and the index, and that it index the instant Quitclaim Deed of Correction to the above referenced original Quitclaim Deed.

Witness our hands, this 13 **day of** June, **2024:**

Young H. Kim

Un J. Kim

Andrew C. Kim

LGA, LLC, a Tennessee limited liability Company, By Andrew C. Kim, Member

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 H. 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 13 day of June, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 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 J. 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 13 day of June, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 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 13 day of June, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Andrew C. Kim**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Member** of **LGA, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **LGA, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 13 day of June, **2024**.

NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 13 DAY OF June, **2024**:

Notary Public

My Commission Expires:_____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026