Karen Johnson Davidson County
Batch# 1000477 DEEDQC
05/08/2023 10 00 33 AM 2 pgs
Fees $12 00 Taxes $0.00
20230508-0033926

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2023. Notary Public My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Bill Tannenbaum, Trustee of the Queen's Reign Trust 1880 Century Park East Suite 1600 Los Angeles, CA 90067	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No. 082 03 0 348.01

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Aaron Frank, Trustee of the Queen's Reign Trust under agreement dated May 20, 2021** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bill Tannenbaum, successor Trustee of the Queen's Reign Trust under agreement dated May 20, 2021**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows.

Land in Davidson County, Tennessee, being Lot Nos. 77 and 78 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Aaron Frank, Trustee of the Queen's Reign Trust under agreement dated May 20, 2021 by Warranty Deed from John Paul Roney, a single man, dated June 3, 2021 and recorded on June 7, 2021 in Instrument No. 20210607-0075669, in the Register's Office of Davidson County, Tennessee. Trustee Aaron Frank having since been replaced by successor Trustee Bill Tannenbaum, who was appointed pursuant to that certain First Amendment to the Trust Agreement, dated April 25th, 2023.

This is improved property known as: 1000 Stainback Ave, Nashville, TN 37207.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2023.

QUEEN'S REIGN TRUST

Aaron Frank, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Frank, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Queen's Reign Trust, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 25th day of April, 2023.

Sherry Fox
Notary Public

My Commission Expires: 1/4/2027

SHERRY FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027