Karen Johnson Davidson County
Batch# 1073912 DEEDQC
11/21/2023 09:06:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231121-0090424

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN GRAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNES

COUNTY OF DAVI

The actual consideration for this transfer is $10.00.
This is a ~~transfer~~ to a revocable ~~trust~~.

Affiant

Subscribed and sworn to before me, this 15th day of November 2023.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Be Van Le and Phung Kim Tran Living Trust 6632 Beacon Lane Nashville, TN 37209	Be Van Le and Phung Kim Tran Living Trust 6632 Beacon Lane Nashville, TN 37209	102-7-101 08DZ-08834

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, Phung Kim Tran and Huan Van Tran, do hereby quitclaim, transfer and convey unto Be Van Le and Phung Kim Tran, as Trustees of the Be Van Le and Phung Kim Tran Living Trust dated November 15, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in DAVIDSON County, Tennessee, being Lot No. 78, on the Plan of SECTION 26, CHARLOTTE PARK, of record in Book 3700, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phung Kim Tran and Huan Van Tran, from Khosrow Heshmati and wife, Cynthia Heshmati, by Warranty Deed dated July 29, 1997, and recorded on August 1, 1997, as Document No. 0332922, in Book 10552, Pages 648-650, Register's Office for Davidson County, Tennessee.

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

Property Address: 6632 Beacon Lane, Nashville, Tennessee 37209

Witness my hand this 15th day of November 2023.

Phung Kim Tran, Grantor

Huan Van Tran, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Phung Kim Tran, as Grantor, and Huan Van Tran, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 15, 2023.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley, Notary Public
My commission expires: October 26, 2026