Karen Johnson Davidson County
Batch# 1073912 DEEDQC
11/21/2023 09:06:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231121-0090425

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 STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSE

COUNTY OF DAVIDSO ,)

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	90-16-15

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, Be Van Le and wife, Phung Tran and Huan Van Tran and wife, Van B. Nguyen, 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. 362 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for said County.

Said Lot No. 362 fronts 70 feet on the northeasterly side of Scholarship Drive, and extends back 157.5 feet on the northwesterly line and 155.9 feet on the southeasterly line, to a dead line in the rear on which it measures 79.3 feet.

Being the same property conveyed to Be Van Le and wife, Phung Tran and Huan Van Tran and wife, Van B. Nguyen, from Albert R. Wiggers, unmarried, by Warranty Deed dated April 5,

2010, and recorded on April 6, 2010, as Document No. 20100406-0025526, 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: 522 Scholarship Drive, Nashville, Tennessee 37209

Witness my hand this 15th day of November 2023.

Be Van Le, Grantor

Phung Tran, Grantor

Huan Van Tran, Grantor

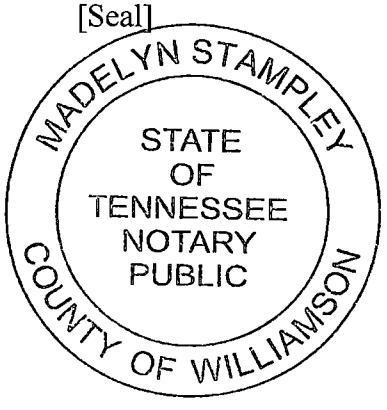
Van B. Nguyen, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Be Van Le, Phung Tran, Huan Van Tran, and Van B. Nguyen, as Grantors, 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, Notary Public
My commission expires: October 26, 2026