Karen Johnson Davidson County
Batch # 1132306 DEEDWARR
05/08/2024 09:23:39 AM 3 pgs
Fees: $18.00 Taxes: $946.63
20240508-0033787

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Que-Lynn Tran TTE
~~5751 9th Ave S~~ QLT 1204 Race Street
~~Birmingham, Alabama, 35212~~ QLT New Orleans, LA 70130

WARRANTY DEED

THE GRANTOR(S),

- Que-Lynn Tran, a single person,

for and in consideration of: $255,845.45 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Nola Bear Spendthrift Trust, Que-Lynn Tran, Trustee, 5751 9th Ave South, Birmingham, Jefferson County, Alabama, 35212,

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description:

Being Lot Nos 22A and 22B on the zone Lot Division of Lot Nos. 21 through 25, on the Plan of Valley View Terrace, Phase Two, of record in Plat Book 5200, page 119, as amended for zone lot division in Plat Book 5200, page 545, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles Robert Dietrick, Jr and Patricia Ann Dietrick, as Co-Trustees of The Charles and Patricia Dietrick Living Trust u/a dated March 1, 2019 by

Quitclaim Deed from Patricia A. Dietrick dated March 1, 2019 and filed of record in Instrument No. 20190305-0019976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Charles Robert Dietrick, Jr and Patricia Ann Dietrick, as Co-Trustees of The Charles and Patricia Dietrick Living Trust u/a dated March 1, 2019, dated February 11, 2021, of record in Instrument No. 20210302-0026628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from The Charles and Patricia Dietrick Living Trust u/a dated March 1, 2019, dated February 18, 2021, of record in Instrument No. 20210302-0026629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Que-Lynn Tran by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company dated February 18, 2021, of record in Instrument No. 20210303-0027864, Register's Office for Davidson County, Tennessee.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 133-08-0-118.00 and 133-08-0-198.00

Tax bills to
Nola Bear Spendthrift
Trust
5941 9th Ave South
Birmingham, AL
35212

Deed Drafted By: Que-Lynn Tran
5751 9th Ave South
Birmingham, Alabama, 35212

Grantor Signatures:

DATED: 1/3/2022

Que-Lynn Tran
5751 9th Ave South
Birmingham, Alabama, 35212

STATE OF ALABAMA, COUNTY OF JEFFERSON, ss:

On this 3rd day of February, 2022, before me, Brennan Yeates, personally appeared Que-Lynn Tran, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Brennan Reyne Yeates
Notary Public, Alabama State at Large

Brennan Yeates
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 8/19/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $255,845.45.

Affiant
Affiant's Name: Que-Lynn Tran

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Hilary Johnson, notary