WARRANTY DEED

Karen Johnson Davidson County
Batch # 1139073 DEEDWARR
05/24/2024 08:59:52 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20240524-0038709

DM-PR-24-1825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/8/2024 (AFFIX SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Tran and Halina Tran	Sage Home Loans Corp.	
(NAME) **1825 Lombardy Avenue**	(NAME) 200 East Sandpointe Ave, 8th Floor	**117 07 0 036.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Santa Ana CA. 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BD FUND 19, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT TRAN AND HALINA TRAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit: Land in Davidson County, Tennessee, being the Westerly 32 feet of Lot No. 30 and the Easterly 48 feet of Lot No. 31, of Block "A" on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said parts of said Lots Nos. 30 and 31 adjoin and front together 80 feet on the Southerly side of Lombardy Avenue and run back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Raymond Louis Danner, Jr. by Warranty Deed from Jean E. Beadles Shupe, Devisee under the Last Will and Testament of Arleigh Carl Beadles, also known as A. C. Beadles of record in Instrument No. 20050510-0052918 Register's Office for Davidson County, Tennessee, dated May 9, 2005 and recorded on May 10, 2005.

Being the same property conveyed to BD Fund 19, LLC by Quitclaim Deed from Raymond J. Danner, Jr. of record in Instrument No. 20171003-01011431 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 3, 2017.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 662, Page 807 and Book 1108, Page 76, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the Right of Way of Lombardy Avenue, in the Register's Office for Davidson County, Tennessee.
- Subject to any rents and/or leases or rights of tenants in possession, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825 Lombardy Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22 DAY OF MAY, 2024.

BD Fund 19, LLC

BY: _____
Jeffrey Browning
Member/Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY BROWNING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/AUTHORIZED SIGNATORY of BD FUND 19, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/AUTHORIZED SIGNATORY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212