Karen Johnson
Batch # 1148982
06/20/2024 08:47:23 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240620-0046135

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
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

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 12th day of June 2024.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The Breach of Trust 1825 Lombardy Ave Nashville, TN 37215	The Breach of Trust 1825 Lombardy Ave Nashville, TN 37215	117 07 0 036.00

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, Robert Tran and Halina Tran, husband and wife, do hereby quitclaim, transfer and convey unto Robert Tran and Halina S. Tran, Trustees of The Breach of Trust dated June 12, 2024, in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

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 Robert Tran and Halina Tran, husband and wife, from BD Fund 19, LLC, a Tennessee limited liability company, by Warranty Deed dated May 22, 2024,

and recorded on May 24, 2024, as Document No. 20240524-0038709, 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: 1825 Lombardy Avenue, Nashville, TN 37215

Witness my hand this 12th day of June 2024.

Robert Tran, Grantor

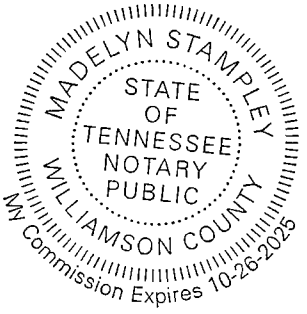
Halina Tran, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Robert Tran and Halina Tran, 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, June 12, 2024.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2025