WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1263483
04/23/2025 02 11 09 PM
Fees $13 00 Taxes $1,424 50

Davidson County
DEEDWARR
2 pgs

20250423-0031265

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)
Diep Van Nguyen and Hien Thi Le	**Pinnacle Bank**	
(NAME) **4024 Ames Dr**	(NAME) **15025 Ballancroft Pkwy, 2nd Floor**	**059-10-0-115.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Charlotte, NC 28277**	
(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, **BE SOLUTIONS, 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 **DIEP VAN NGUYEN AND HIEN THI LE,** 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section 2, Haynes Estates of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Lawrence Russell, unmarried by Warranty Deed from Michael E Collier and wife, Deborah A. Collier of record in Book 10178, page 110, Register's Office for Davidson County, Tennessee, dated September 03, 1996 and recorded on September 04, 1996.

Lawrence Russell died on or about July 21, 2024

Affidavit of Heirship recorded on January 24, 2025 of record in Instrument No 20250124-0005776

Being the same property conveyed to BE Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Sondra Alicia Williams and Lawrence A Russell, Jr. of record in Instrument No. 20250124-000577 Register's Office for Davidson County, Tennessee, dated January 17, 2025 and recorded on January 24, 2025

This conveyance is subject to.
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 13, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4230, Page 545, 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
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **4024 Ames Dr, Nashville, Tennessee 37218**.

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 22nd DAY OF APRIL, 2025.

BE Solutions, LLC

BY. _____
Malik Brooks
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, 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 MANAGER of BE SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 22nd of April, 2025.

_____
Notary Public
My Commission Expires. 11-3-25
(SEAL)



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