WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321033 DEEDWARR
09/11/2025 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,542.90
20250911-0072702

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 (417,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~10TH~~ 11th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
LUC TRIEU AND PHAN BUI (NAME)	**US BANK NATIONAL ASSOC.** (NAME)	**147 02 0 175.00**
502 HARDING PLACE NASHVILLE, TN 37211 (ADDRESS)	**800 MORELAND STREET OWENSBORO, KY 42301** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of September, 2025, the undersigned, **LINDA L. BARRETT, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, BRANDI SHEA BLAND FKA BRANDI SHEA MCMAHAN, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST, AND LINDA BARRETT AND JAMES LAWERENCE BARRETT, CO-TRUSTEES OF THE REED ALLEN MCMAHAN TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LUC TRIEU AND PHAN BUI, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **502 HARDING PLACE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Being Lot No. 70 on the Plan of BATTERY CREST SUBDIVISION, SECTION II, of record in Book 2900, Page 132, in the Register's Office for said County, as follows:

Said Lot No. 70 fronts 89.8 feet on the Northerly side of Harding Place and extends back 185.07 feet on the Easterly line and 228.75 feet on the Westerly line to a dead line in the rear on which it measures 94.57 feet.

Being the same property conveyed to John C. McMahan and wife, Dorthy A. McMahan, by Quitclaim Deed from Dorthy McMahan, Executrix of the Estate of Lillian Sandor Lee, of record in Instrument No. 20030317-0035471, in the Register's Office of Davidson County, Tennessee, dated March 17, 2003 and recorded on March 17, 2003. The said John C. McMahan died on January 26, 2013, then Dorthy A. McMahan died January 7, 2025, testate, devising a one-half (½) interest in the subject property to Linda Barrett, a one-fourth (¼) interest in the subject property to Reed Allen McMahan, and a one-fourth (¼) interest in the subject property to Brandi Shea Bland (formerly know as Brandi Shea McMahan). *See* Probate Case 25P-332, Davidson County Circuit Court.

Being the same property conveyed to J. O. Lee and wife, Lillian Sandor Lee, by Warranty Deed from Brindley Realty Company, Inc., a Tennessee Corporation, Formerly Creighton and Brindley Realty Company, of record in Book 3399, Page 31, in the Register's Office for Davidson County, Tennessee, dated June 1, 1962 and recorded on June 1, 1962. The said J. O. Lee died on December 27, 1977, then Lillian Sandor Lee

died December 29, 2002 testate, devising subject property to John C. McMahan and Dorthy McMahan. *See* Probate Case 03P-102, Davidson County Probate Court.

NOTE: Pursuant to Dorothy A. McMahan's Will, Reed Allen Mcmahan's ¼ interest in the property is to be held in a trust until he attains the age of thirty (30). At the time of this conveyance, Reed Allen Mcmahan has yet to reach the age of thrity (30), therefore, James Lawrence Barrett and Linda Barrett join in this transfer as the co-trustees of the Reed Allen McMahan Trust. *See* Probate Case 03P-102, Davidson County Probate Court.

NOTE: On or around April 6, 2017, Brandi Shea McMahan married Adam Bland and legally changed her name to Brandi Shea Bland.

NOTE: Dorthy A. McMahan is one in the same as Dorothy A. McMahan. The previous Quitclaim Deed of record as Instrument No. 20030317-0035471, incorrectly listed "Dorthy A. McMahan" instead of "Dorothy A. McMahan", her correct legal name.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of September, 2025.

GRANTOR: LINDA L. BARRETT

Linda L. Barrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LINDA L. BARRETT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.
WITNESS my hand, at office, on this 9th day of September, 2025.

Notary Public

3-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

GRANTOR: BRANDI SHEA BLAND

Brandi Shea Bland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRANDI SHEA BLAND**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of September, 2025.

Notary Public

3-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

GRANTOR: THE REED ALLEN MCMAHAN TRUST

Linda Barrett
BY: LINDA BARRETT
ITS: CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LINDA BARRETT** with who I am personally acquainted, and who upon oath acknowledged themself to be the Co-Trustee for the Trust identified as **THE REED ALLEN MCMAHAN TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Co-Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Co-Trustee.

WITNESS my hand, at office, on this 9th day of September, 2025.

Notary Public

3-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

GRANTOR: THE REED ALLEN MCMAHAN TRUST

BY: JAMES LAWERENCE BARRETT
ITS: CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAMES LAWERENCE BARRETT** with who I am personally acquainted, and who upon oath acknowledged themself to be the Co-Trustee for the Trust identified as **THE REED ALLEN MCMAHAN TRUST** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Co-Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Co-Trustee.

WITNESS my hand, at office, on this ~~9th~~ 10th day of September, 2025.

TJ

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, ~~Kristen Traini~~, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/25 (date of document).

9/10/25 Jennifer M Russell
Affiant Signature

9/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

