Karen Johnson Davidson County
Batch# 1369193 DEEDQC
01/13/2026 07:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260113-0002827

QUITCLAIM DEED

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF Jan., 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
THE BENJAMIN DANG IRREVOCABLE TRUST (NAME)	**NEW OWNER** (NAME)	**092-13-0-368.00**
3312 Nevada Avenue Nshville, Tennessee 37209 (ADDRESS)	**3312 Nevada Avenue Nshville, Tennessee 37209** (ADDRESS)	

QUITCLAIM 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 January, 2026, the undersigned, **BENJAMIN DANG and wife, LEENA DANG,** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **THE BENJAMIN DANG IRREVOCABLE TRUST** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3312 NEVADA AVENUE, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Map of Hortense Palce of record in Plat Book 161, Page 167 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compelte description of the property.

Said Lot No. 102 fronts 50.0 feet on the Northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Benjamin Dang and wife, Leena Dang, by Warranty Deed from Morris Green and wife, Linda F. Green, of as Instrument No. 20190607-0054672, dated May 24, 2019, and recorded on June 7, 2019, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 3312 Nevada Avenue, Nashville, Tennessee 37209.

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.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of January, 2026.

GRANTOR: BENJAMIN DANG

GRANTOR: LEENA DANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BENJAMIN DANG and LEENA DANG**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2026.

Notary Public

11-8-2028
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 Jan. 9, 2026.

Affiant Signature

1/9/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

