Karen Johnson Davidson County
Batch# 1369193 DEEDQC
01/13/2026 07:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260113-0002829

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)	**081-15-0 567.00**
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, **BNL, Inc. a Tennessee Corporation,** (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 **1818 JEFFERSON STREET, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

Being lot No. 10 in the subdivision of two acres and four poles of ground owned by Mrs. Jane Gillian, at the time of her death, now in the 3rd Ward of the City of Nashville, located on the north side of Jefferson Street, the same was formerly in the 13th Civil District of said County, a plan of which subdivision is of record in Book 2, Page 9, Chancery Court at Nashville.

Said Lot fronts 29 feet on the northerly margin of Jefferson Street, and runs back 194 feet on the easterly line and 195.7 feet on the westerly line to a 10-foot alley.

INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED from this conveyance is the following tract:

Being a part of Lot No. 10 in the Subdivision of Two Acres and Four Poles of ground owned by Mrs. Jane S. Gilliam at the time of her death. now in the 3rd Ward of record in Book 406, Page 429, Register's Office for Davidson County, Tennessee. Said comer also being the northeasterly comer of Lot No. 1 on the Map of John L. Brown's Subdivision, as of record in Book 21, page 135, Register's Office for Davidson County. Tennessee: thence with the common line between said tracts of land. South 17 deg. 48' 37" East 66. 73 feet to a point: thence North 81 deg. 03' 58" East 49.80 feet to a point on the common line of said Crutcher tract and a certain tract of land conveyed to Frank Flowers and wife. As of record in Book 1278, Page 148, Register's Office for Davidson County. Tennessee: thence with the common line between the last two mentioned tracts of land north 8 deg. 27' 36" West 65.95 feet to a point in the southerly margin of an alley: said point being the common corner between the last two said tracts: thence with the southerly margin of said alley, South 81 deg. 03 • 17" West 60.65 feet to the point of beginning.

Being the same property conveyed to BNL, Inc. A Tennessee Corporation, by Quitclaim Deed from JDRE, LLC, a Tennessee Limitated Liability Company, as Instrument No. 20250703-0052558, dated June 30, 2025, and recorded on July 3, 2025, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1818 Jefferson Street, Nashville, Tennessee 37208.

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: BNL, INC.

By: BENJAMIN DANG
Its: SOLE-MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BENJAMIN DANG with who I am personally acquainted, and who upon oath acknowledged themself to be the SOLE-MEMBER of BNL, INC., and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of BNL, INC., the within named GRANTOR, a corporation duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as sole-member executed the foregoing instrument for the purposes contained therein, by singing their name on behalf of BNL, INC.

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

