Karen Johnson Davidson County
Batch# 1369193 DEEDQC
01/13/2026 07:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260113-0002830

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)	**09203002800**
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 **1820 A JEFFERSON STREET, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 and Lot No. 2, as shown on the map entitled John L. Brown's Subdivision in North Nashville, as shown on plat record in Plan Book 21, page 136, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by Ernest Davis, Surveyor, dated May 30, 1985, as follows:

Beginning at an iron pin on the northerly margin of Jefferson Street (the southeast corner of the property herein described); thence North 19 degrees 45 minutes, East 129.15 feet to an iron pin in the Interstate Hwy, chain link fence; thence South 78 degrees 30 minutes West 75.0 feet to an iron pin; thence South 19 degrees 45 minutes East 129.05 feet to an iron pin in the northerly right-of-way of Jefferson Street (the southwest comer of the property herein described); thence with the north right-of-way of Jefferson Street North 78 degrees 30 minutes East 75.0 feet to the beginning to which reference is hereby made for a more complete and accurate legal description.

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. 20250703-0052557, 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 1820 A 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



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

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON