Karen Johnson Davidson County
Batch# 478079 DEEDQC
09/17/2020 02:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200917-0106777

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 14th day of September, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard J. Eskind, et al., Trustees 104 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	116 03 0 013.00 116 03 0 147.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Richard J. Eskind, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard J. Eskind and/or Ellen Eskind Lehman and/or William H. Eskind, Trustees of the Richard J. Eskind Living Trust**, established by the Revocable Trust Agreement of Richard J. Eskind dated September 14, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of September, 2020.

Richard J. Eskind

Richard J. Eskind

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Eskind, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of September, 2020.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. I:
Land being the Seventh Civil District in the City of Belle Meade, Davidson County, Tennessee, lying generally on the southeast corner of Harding Pike (U.S. 70S) and Lynnwood Boulevard, being recorded as Lot 1 on the "Final Subdivision Plat for the Owen Estate Subdivision" (Plat Book 7900 - Page 576) Register's Office of Davidson County and being a portion of the Ralph & Lula H. Owen property recorded in (Deed Book 1511 - Page 187) Register's Office of Davidson County, and being more particularly described as follows:

Beginning at an iron pipe (old) mounted horizontally at the face of a rock wall, said pipe lying in the southerly right-of-way of Harding Pike, and also being the northwest corner of the Equitic Inst. Real Estate Fund II property (Deed Book 6996, Page 304) and the northeast corner of the herein described tract; thence, with the Equitic Inst. Real Estate Fund II property west line S 39° 48' 00" East, passing the west line of the Royal Oaks Limited property (Deed Book 4660, Page 59) and a concrete monument (old), being the Presbyterian Apartments, Inc. property (Deed Book 3165, Page 465) westernmost corner at 802.31', for a total distance of 919.65' to an iron pin (new); thence, along the line of Lot 2 of the above referenced subdivision plat severing the original Owen Estate tract and crossing Sugartree Creek, S 40° 51' 57" W - 333.72' to an iron pin (new); thence, continuing with the common lot line S 05° 46' 11" E - 60.10' to an iron pin (new) in the northeasterly right-of-way of Lynnwood Boulevard; thence, along said right-of-way for the next 4 calls: with a curve to the left having a delta of 10° 20' 04", a radius of 215.00', an arc length of 38.78', and a chord bearing and distance of S 79° 03' 47" W - 38.73' to an iron pin (new); S 73° 53' 45" W - 117.66' to an iron pin (new); with a curve to the right having a delta of 65° 06' 57", a radius of 193.00', an arc length of 219.34', and a chord bearing and distance of N 61° 51' 52" W - 207.73' to an iron pin (new); N 29° 18' 23" W - 628.22' to an iron pin (new); thence, with a curve to the right having a delta of 75° 39' 00", a radius of 107.00', an arc length of 141.28', and a chord bearing and distance of N 08° 31' 07" E - 131.24' to an iron pin (new), on the southerly right-of-way of Harding Pike; thence, with the southerly right-of-way of Harding Pike for the following 3 calls: N 46° 20' 37" E - 160.00' to an iron pin (new); N 01° 20' 37" E - 49.61' to an iron pin (new); N 46° 20' 37" E - 178.32' to the Point of Beginning and containing 11.15 acres more or less.

TRACT NO. II:
Land being in the Seventh Civil District in the City of Belle Meade, Davidson County, Tennessee, lying generally along the northeasterly margin of Lynnwood Boulevard, being recorded as Lot 2 on the "Final Subdivision Plat for the Owen Estate Subdivision" (Plat Book 7900 - Page 576) Register's Office of Davidson County and being a portion of the Ralph & Lula H.
Owen property recorded in (Deed Book 1511 - Page 187) Register's Office of Davidson Co~Jnty, and being more particularly described as follows:

Beginning on an iron pin (old) on the northeasterly right-of-way of Lynnwood Boulevard, this being the most westerly corner of a tract owned by Tony E. Brown (Deed Book 8886 - Page 536); thence, along said right-of-way with a curve to the left having a delta of 46° 38' 08", a radius of 215.00', an arc length of 175.00', and a chord bearing and distance of N 72° 27' 07" W - 170.21' to an iron pin (new); thence, leaving said right-of-way along the line of Lot 1 on the above referenced subdivision plat and severing the original Owen Estate tract for the next 2 calls: N 05° 46' 11" W - 60.10' to an iron pin new, N 40° 51' 57" E - 333.72' to an iron pin new in the southerly line of the Presbyterian Apartments, Inc. property (Deed Book 3165 – Page 465); thence, with said Presbyterian Apartments, Inc. property for the next two calls: S 39° 48' 00" E - 76.85' to an iron pin (new); S 87° 56' 15" E - 159.34' to an iron pin (new) at the most northerly corner of the aforementioned Tony E. Brown property; thence, with Brown's northwest line, S 40° 51' 57" W - 395.00' to the Point of Beginning and containing 1.63 acres, more or less.

Being the same property conveyed to Richard J. Eskind and wife, Jane G. Eskind, by deed from Melinda Owen Bass and Justin P. Wilson, as Co-Executors of the Estate of Lulu Hampton Owen, of record in Book 9033, page 49, Register's Office for Davidson County, Tennessee.

Jane G. Eskind died on September 4, 2016.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government and Belle Meade City taxes.
2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6879, page 29, said Register's Office.
3. All matters as shown on the Plan of record in Book 7900, page 576, said Register's Office.
4. Easement for the flow of Sugartree Creek.

This is improved property known as 104 Lynnwood Boulevard, Nashville, Tennessee 37205 and unimproved property known as 0 Lynnwood Boulevard, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

