Karen Johnson Davidson County
Batch# 897137 DEEDQC
08/01/2022 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220801-0087580

Certificate of Authenticity

I, Christeen Hennes, 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 July 22, 2022.

Date

Affiant Signature

7/22/22

Date

State of MN

County of Hennepin

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

HOLLY CHRISTINE JOHNSEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

My Commission Expires: 1/31/25

Date

Notary's Seal (if on paper)

QUITCLAIM DEED

FROM: Ginsberg Family Partnership, L.P

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: West End Manor 2015 Family Trust

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
c/o 2200 21st Avenue, Suite 210 Nashville, TN. 37212 Attn: Elizabeth Tannenbaum	Same	104-06-0-021.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 21 day of July, 2022.

Notary Public

My Commission Expires:

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-20

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ginsberg Family Partnership, L.P.**, a Tennessee limited partnership (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **West End Manor 2015 Family Trust** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of its right title and interest in and to a 0.0000002% undivided tenant in common interest in the Property described in Exhibit A attached hereto and located at 3416 and 3414 Park Drive, Nashville, Tennessee 37201, together with any and all improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 21 day of July, 2022.

GRANTOR: Ginsberg Family Partnership, L.P., a Tennessee limited partnership

By: _____
Elizabeth Tannenbaum
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the general partner of Ginsberg Family Partnership, L.P., a Tennessee limited partnership, the within named bargainor, and that she as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as general partner of the partnership.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

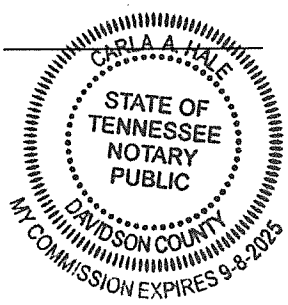


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, the same being described as two tracts, the First Tract being the westerly part of Lot No. 5, as shown on the map entitled West End Park, of record in Book 161 Page 47; and, the Second Tract being a portion of Lot No. 6, as shown on the map entitled West End Park, of record in Book 161 Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description as contained in Instrument No. 20151007-0102301, Register's Office, Davidson County, Tennessee.

First Tract: Being the westerly part of Lot No. 5 in West End Park, the Plan of which is recorded in Book 161 Page 47, Register's Office for said County, particularly described as beginning at the northwest corner of a lot heretofore conveyed to Samuel Cowan, the same being the eastwardly part of said Lot No. 5, and running in a northwesterly direction with the dividing line between Lots Nos. 5 and 6, on said Plan, 145-1/2 feet to the easterly margin of a roadway; thence in a southwesterly direction, with the eastern margin of said roadway, 231.3 feet to a point and stake at the end of the curve; thence with the curve and margin of said roadway to said Cowan's southwest corner; thence in a northeasterly direction with the line of the Cowan lot, 217.25 feet to the beginning.

Second Tract: Being a portion of Lot No. 6, in said West End park as per plan above mentioned, lying north of and adjoining, the above described portion of Lot No. 5, and particularly described as beginning at an iron pin planted in the margin of a roadway at the junction between lots Nos. 5 and 6, 145-1/2 feet to a point; thence in a northeasterly direction and parallel with the rear line of Lots Nos. 6 and 4, thirty feet to a point; thence northwesterly, and parallel with the division line between Lots Nos. 5 and 6, 145-1/2 feet to the margin of the roadway; thence along the margin of said roadway 30 feet to the point of beginning.

Being the same property conveyed to NORMAN W. GINSBERG by deed from MANDALEE LINTON HOOF AND MANDALEE LINTON HOOF, TRUSTEE of record in Book 3907 Page 99, dated June 10, 1965, said Register's Office. NORMAN W. GINSBERG conveyed his interest in said property to GINSBERG FAMILY PARTNERSHIP, L.P. by quitclaim deed of record in Instrument No. 20010102-0000657, dated January 2, 2001, said Register's Office.