Karen Johnson Davidson County
Batch# 989609 DEEDQC
04/06/2023 03 26 26 PM 3 pgs
Fees $17 00 Taxes $0 00
20230406-0025379

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 4th day of April, 2023. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kathryn B. Martin 2026 Fransworth Drive Nashville, Tennessee 37205	SAME	116 02 0B 003.00

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, **Jamie Eskind, Trustee of the KAT Trust dated August 11, 2017**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (50%) tenant-in-common

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 **Kathryn B. Martin**, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 4th day of April, 2023.

Jamie Eskind, Trustee

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 Jamie Eskind, Trustee, 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 4th day of April, 2023.

My Commission Expires

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at page 924), as amended by Surveyor's Certificates of Correction, of record in Book 9854, page 235, and Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Brian E. Martin, Trustee of the KAT Trust dated August 11, 2017, by deed from Kathryn B. Martin, of record as Instrument No 20170906-0091642, Register's Office for Davidson County, Tennessee. On July 30, 2020, Brian E. Martin was removed as Trustee of the KAT Trust dated August 11, 2017, and Jamie Eskind was appointed Trustee of the KAT Trust dated August 11, 2017.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantees; The Plan, with Owner's Certificate, of record in Book 9700, page 913 and pages 923-932 (at page 924), amended by Surveyor's Certificates of Corrections of record in Book 9854, page 235 and Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for permanent communications easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. Covenants Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, said Register's Office.

This is improved property known as 2026 Fransworth Drive, Nashville, Tennessee 37205.