Karen Johnson Davidson County
Batch# 989613 DEEDQC
04/06/2023 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025384

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 6, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 8-21-2026

New Owner Address:
Charles William Eckstein and
Carolyn Matthews Eckstein, Co-Trustees
3821 West End Avenue 101
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104 09 0R 101.00

QUITCLAIM DEED

Carolyn M. Eckstein ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Charles William Eckstein and Carolyn Mathews Eckstein, Co-Trustees of the Eckstein Family Trust, dated April 6, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Charles William Eckstein**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 6, 2023**.

Carolyn M. Eckstein

Charles William Eckstein

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Carolyn M. Eckstein and Charles William Eckstein**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 6, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Unit 101 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument 20070606-0068095, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Carolyn M. Eckstein, married, from 3821 West End Developers, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070626-0076245, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3821 West End Avenue 101, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 April 6, 2023.

Affiant Signature

4/6/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
April 6, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY