This transfer is exempt from the payment of any transfer tax as provided in T.C A § 67-4-409(a)(3)(f).

Karen Johnson Davidson County
Batch# 1008545 DEEDQC
05/30/2023 08 09 48 AM 2 pgs
Fees $12 00 Taxes $0 00
20230530-0040153

This instrument was prepared by:
AmeriEstate Legal Plan, Inc
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE E B TRUST
910 B GALE LANE
NASHVILLE, TN 37204

Send Tax Bill to:
ELYSE BADEWITZ
Trustee(s) of
THE E B TRUST
910 B GALE LANE
NASHVILLE, TN 37204

Map Parcel Number:
118-07-0-171 00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ELYSE BADEWITZ, unmarried, for and in consideration of the sum of Ten Dollars and 00/100 ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto ELYSE BADEWITZ Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of ELYSE BADEWITZ, under the terms of THE E.B TRUST, Dated 3-23-2023, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON COUNTY, TENNESSEE**, described as follows

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23, ON THE PLAN OF BLOCK "D" OF BERRY HILL GARDENS O RECORD IN PLAT BOOK 1130, PAGE 36, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING the same land conveyed to the Grantor by MICHAEL A. EMBREE AND PATRICIA L. EMBREE, HUSBAND AND WIFE to ELYSE BADEWITZ, unmarried by Deed of record in Document No 20170914-0094198 on 9/14/2017 in the Register's Office for DAVIDSON COUNTY, TENNESSEE

Description contained herein was taken from a prior deed and without benefit of an updated survey Preparer makes no representation as to the accuracy of said description

This improved property is known as. 2811 COLUMBINE PLACE, NASHVILLE, TN 37204

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 23rd day of March, 2023

ELYSE BADEWITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON, ss.

On this 23rd day of March, 2023, before me, the undersigned officer, personally appeared ELYSE BADEWITZ, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she/they executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public
My commission expires on 3/9/27

DAVID G. HOHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this day of March 23, 2023.

Notary Public

My Commission Expires: 3/9/27

DAVID G. HOHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.