Karen Johnson Davidson County
Batch# 1027903 DEEDQC
07/18/2023 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230718-0055341

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mama Ellen, LLC c/o Ellen Einstein 1405 Calvin Avenue Nashville, TN 37206	Map/Parcel No. 83-10-129	Same Address as New Owner
This instrument prepared by: Christopher A. Bowles, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ELLEN K. EINSTEIN, an unmarried individual residing in the state of Tennessee (the "Grantor"), by these presents hereby sell, assign and quitclaim to MAMA ELLEN, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 309 N. 16th Street, Nashville, Tennessee 37206.

The Property is conveyed subject to the real estate taxes for the year 2023 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

CHRISTINA GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

Affiant

Subscribed and sworn to before me this 18th day of July 2023.

Notary Public
My Commission Expires: 3-9-27

4895-7163-5030.2

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 17th day of July 2023.

GRANTOR:

ELLEN K. EINSTEIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie Covington, the undersigned, a Notary Public in and for said County and State, the within named ELLEN K. EINSTEIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17th day of July 2023.

Notary Public

My Commission Expires:
1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being the north lot on the Plan of G.S. Williams Subdivision of lots 266, 267, 268 and 269 in McEwen Pl. Sub. of record in Book 332, Page 133, as of record iu Book 3106, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lots.

Being the same property conveyed to Daniel L. Einstein and Ellen K. Einstein, husband and wife, by Deed of record in Instrument No. 20021021-0129209, Register's Office for Davidson County, Tennessee. The said Daniel L. Einstein having since died. Title to the property is now vested in Ellen K. Einstein, his surviving spouse.

Certificate of Authenticity

I, StephanieG Covington 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 17, 2023.

Date

StephanieG Covington

Affiant Signature

July 17, 2023

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of July, 20 23.

Jennifer L. Thomas

Notary's Signature

My Commission Expires: 3-9-2027

Date

Notary's Seal (if on paper)

JENNIFER L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027