(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

OATH I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28th DAY OF JULY, 2023

NOTARY PUBLIC
COMMISSION EXPIRES 2.28.2027

ADDRESS OF NEW OWNER:
CATHERINE A EPSTEIN, STEPHEN AUBALE EPSTEIN, and DIANA AUBALE EPSTEIN WEST, Trustees or their successors in interest, of the Catherine A Epstein 2006 TRUST dated December 20, 2006, and any amendments thereto
1101 5th Ave. N
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-05-0-051 00

Karen Johnson Davidson County
Batch# 1033929 DEEDQC
08/03/2023 08 20 00 AM 2 pgs
Fees $12 00 Taxes $0 00

20230803-0059852

QUITCLAIM DEED

For and in consideration of One Dollar (1 00), cash in hand paid, the receipt of which is hereby acknowledged, **CATHERINE EPSTEIN,** (hereinafter referred to as "GRANTORS") does quitclaim and convey all of her right, title and interest to the hereinafter described property to **CATHERINE A. EPSTEIN, STEPHEN AUBALE EPSTEIN, and DIANA AUBALE EPSTEIN WEST, Trustees or their successors in interest, of the Catherine A. Epstein 2006 TRUST dated December 20, 2006, and any amendments thereto,** (hereinafter referred to as "GRANTEES"), their heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 1, Resubdivision of a Portion of Lots 158, 160 and 162 of The North Nashville Real Estate Company Plan, as shown of record in Instrument No 20210330-0041873, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said lot

Being a portion of the same property conveyed to Catherine Epstein by Warranty Deed from Wendy J. Williams, unmarried and Michelle Renee, unmarried as joint tenants with right of survivorship, dated January 17, 2014, of record in Instrument No. 20140124-0006827, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Catherine A. Epstein, Trustee of the Catherine A. Epstein 2006 Trust by Quitclaim Deed from Catherine Epstein, unmarried, dated July 16, 2018, of record in Instrument No. 20180723-0071615, Register's Office for Davidson County,

Tennessee. AND being the a portion of the same property conveyed to Catherine Epstein by Quitclaim Deed from Catherine A. Epstein, Trustee of the Catherine A. Epstein 2006 Trust, dated September 17, 2018, of record in Instrument No. 20180918-0092581, Register's Office for Davidson County, Tennessee.

This real property is commonly known as: **1603 5th Ave N, Nashville, TN 37208**

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

IN WITNESS WHEREOF, this document was executed this 17 day of July, 2023.

Catherine A Epstein
CATHERINE EPSTEIN

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 CATHERINE EPSTEIN, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of July, 2023.

Ginn Ann Wood
Notary Public

My Commission Expires: July 6 2026

GINN ANN MARIE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 06, 2026