# QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ 100,000.00.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 27 day of AUGUST, 2023.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1065821 DEEDQC
10/27/2023 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20231027-0084271

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| IRA EPSTEIN, L.E.<br>& EISSA YOSSEF<br>REVOCABLE LIVING TRUST<br>5312 Edmonson Pike Unit 1<br>NASHVILLE, TN 37211 | New Owner | 161-01-0A / 057. CO |

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by EISSA YOSSEF REVOCABLE LIVING TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **IRA EPSTEIN**, Unmarried , the GRANTOR herein, reserving for Myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

**IRA EPSTEIN**, *FOR LIFE*, Remainder to, **EISSA YOSSEF REVOCABLE LIVING TRUST, U/A/D July 19, 2023**, the GRANTEE herein, its successors heirs and assigns all my right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

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

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

All matters in the Master Deed of record in Book 6612, page 75, RODC, TN.

This is improved property known as: 5312 Edmonson Pike, Unit 1 Nashville, TN. 37211.

Witness my hand this 8th day of AUGUST, 2023.

IRA EPSTEIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named IRA EPSTEIN the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8th day of AUGUST, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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# EXHIBIT "A"

A Certain Condominium in Davidson County, Tennessee, Being Unit No. 5312, No. 1 on the Plan of Danbury Condominiums, a Horizontal Property Regime, as described in Master Deed of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

BEING all the same property conveyed to Ira Epstein by deed from Stephen Scott Burton, unmarried, and David Wade Grady, unmarried, dated February 24, 1999, and of record in Book 11366, page 782, Register's Office for Davidson County Tennessee, and as corrected by Scrivener's Affidavit of record as Instrument #20090902-0082516, said Register's Office.

This Property is known as
5312 Edmondson Pike
Unit # 1
Nashville, TN. 37211

Tax Map #
161 01 0A 057.00

# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 August 8 20 23.

Leroy Johnston Ellis, IV, Affiant

Oct. 27, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 27 day of October, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com