Karen Johnson Davidson County
Batch# 1186227 DEEDQC
09/25/2024 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240925-0074395

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Steven J. Eskind and Laurie G. Eskind, Co-Trustees Eskind Community Property Trust 2322 Golf Club Lane Nashville, TN 37215	Same	117-06-0-006.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, STEVEN J. ESKIND and wife, LAURIE GOLD ESKIND (collectively, the "Grantor"), hereby quitclaim and convey to STEVEN J. ESKIND and LAURIE G. ESKIND, as Co-Trustees of the ESKIND COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

A tract of land in the 7th, formerly 11th, Civil District for Davidson County, Tennessee, being part of Lot No. 1 on the plan of Farm Lands of Samuel Watkins, deceased, as of record in Book 57, page 16, Register's Office of said County, and being Lot No. 4 on an unrecorded survey made by W. B. Southgate, Surveyor, September, 1926, and described as follows:

BEGINNING at a point on the northerly margin of Golf Club Road 170 feet east of the easterly margin of Natchez Trace at the southeast corner of the property conveyed to Kermit C. Stengel and wife, be deed from Rebecca R. Allen, as of record in Book 1248, page 166, said Register's Office; thence with said Stengel's easterly line, northwardly parallel to the easterly margin of Natchez Trace 300 feet; thence south 86 deg. 30' east 170 feet; thence southwardly and parallel to the easterly margin of Natchez Trace 300 feet to the north margin of Golf Club Road; thence with the margin of said Road, westwardly 170 feet to the point of beginning.

Being the same property conveyed to Steven J. Eskind and wife, Laurie Gold Eskind, by Warranty Deed dated September 19, 1983, of record Book No. 6140, Pages 680-682, and recorded September 20, 1983, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 2322 Golf Club Lane, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25 day of September, 2024.

STEVEN J. ESKIND

LAURIE GOLD ESKIND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Steven J. Eskind and Laurie Gold Eskind, 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, at office, as of this 25 day of September, 2024.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Blair Smith, Attorney
Affiant

Subscribed and sworn to before me, this 25 day of September, 2024.



Sharon S. Meyer
Notary Public
My Commission Expires: 01/24/2028

45634112.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Sep 25, 2024 (date of document).

Affiant Signature

09/25/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

