Karen Johnson Davidson County
Batch# 1251615 DEEDQC
03/25/2025 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022190

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 24th day of February, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jason Irving Epstein and Susan Steisslinger Epstein, Trustees 4412 Sunnybrook Drive Nashville, Tennessee 37205	SAME	Map Parcel 130 07 0 098.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Irving Epstein and wife, Susan Steisslinger Epstein**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jason Irving Epstein and Susan Steisslinger Epstein, Trustees of the Jason & Susan Epstein Living Trust, established by the Revocable Trust Agreement of Jason Irving Epstein and Susan Steisslinger Epstein dated February 24, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 24th day of February, 2025.

Jason Irving Epstein

Susan Steisslinger Epstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Irving Epstein and Susan Steisslinger Epstein, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

being Lot No. 1 on the Plan of Sunnybrook Lane, Section One, amendment of Lots 1 and 2, of record in Plat Instrument #20050304-0024261, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason I. Epstein and wife, Susan S. Epstein by deed from The Bacon Group, Inc., of record as Instrument No. 20060306-0025727, Register's Office for Davidson County, Tennessee.

Jason Irving Epstein and Jason I. Epstein are one and the same person. Susan Steisslinger Epstein and Susan S. Epstein are one and the same person.

This is improved property known as 4412 Sunnybrook Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 2/24/25.

3/25/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

