Karen Johnson Davidson County
Batch# 1256618 DEEDWARR
04/04/2025 02:54:30 PM 6 pgs
Fees: $33.00 Taxes: $7,599.12
20250404-0025836

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,053,815.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2025. Notary Public My commission expires: 11-8-2027 RACHEL FLOWERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Seth Joseph Eskind, Trustee of the Jason Morris Eskind Revocable Trust 823 Tyne Boulevard Nashville, TN 37211	Same	10313002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **SAPPHIRE DEVELOPMENT, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **SETH JOSEPH ESKIND, TRUSTEE OF THE JASON MORRIS ESKIND LEGACY TRUST DATED JULY 31, 2018** (the "Grantee"), his successors, and his assigns, effective as of the 3rd day of April, 2025 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, his successors, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors, and his assigns against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

SAPPHIRE DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Jonathan Helm, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN HELM**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of April, 2025.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

4899-0804-1264, v. 1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the plan of Hillwood Estates, Section Three, of record in Book 1835, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sapphire Development, LLC, a Tennessee limited liability company, by deed from 114 Property, LLC, a Tennessee limited liability company, of record as Instrument No. 20220425-0047421, Register's Office for Davidson County, Tennessee, as corrected by Quitclaim Deed of Correction of record as Instrument No. 202504040025835, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 1835, page 135, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 April 3, 2025.

Affiant Signature

Date: April 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

