Karen Johnson Davidson County
Batch# 1296776 DEEDQC
07/11/2025 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250711-0054650

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 11th day of July, 2025. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.08.2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William H. Eskind 11 Northumberland Nashville, Tennessee 37215	SAME	130 12 0A 059.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jamie Ann Eskind**, hereinafter called the Grantor, for the purpose of vesting fee simple title in the husband of the Grantor in property held as tenants by the entirety by direct

conveyance pursuant to T.C.A. § 66-1-110, hereby remises, releases and quitclaims all of the Grantor's 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 **William H. Eskind**, and to his heirs 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 my hand this 11th day of July, 2025.

Jamie Ann Eskind

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 Jamie Ann Eskind, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of July, 2025.

My Commission Expires: _____

Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

EXHIBIT A

Legal Description

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

Being Lot No. 59 on the Plan of Northumberland, of record in Plat Book 6250, Pages 128 and 129, and corrected in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Mobley, Trustee, by deed from William H. Eskind, Trustee of the William H. Eskind Living Trust established by the Revocable Trust Agreement of William H. Eskind dated November 12, 2009, and further to William H. Eskind and wife, Jamie Ann Eskind, as tenants by the entirety and with rights of survivorship, by the same deed from Jeffrey Mobley, Trustee, of record in Instrument No. 20110512-0036469, Register's Office for Davidson County, Tennessee.

This is improved property known as 11 Northumberland, Nashville, Tennessee 37215.

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 **July 11, 2025**.

July 11, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **11th** day of **July**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

