Karen Johnson Davidson County
Batch# 1375399 DEEDQC
02/03/2026 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260203-0007413

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 30th day of December, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy E. Lehman, Trustee 144 Ensworth Avenue Nashville, Tennessee 37205	SAME	103 16 0 025.00

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, **Ellen E. Lehman**, hereinafter called the Grantor, 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 **Jeremy E. Lehman, Trustee of the 144 Ensworth Avenue Trust dated December 30, 2025**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 30th day of December, 2025.

Ellen Eskind Lehman

Ellen E. Lehman

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 Ellen E. Lehman, 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 30th day of December, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

LAND in the 7th formerly the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Ensworth Avenue 20 feet south of the southwest corner of the lot conveyed by the First Savings Bank & Trust Company, Trustee to F.M. Bass by deed recorded in Book 613, page 497, Register's Office for said County; thence southerly, with the center of Ensworth Avenue, 250 feet to a point; thence easterly and parallel (sic) with said Bass' south line, 433 feet with the westerly margin of a 40 feet street; thence with the westerly margin of said street, northerly 250 feet to a point 20 feet south of the lot conveyed to said Bass, above mentioned; thence westwardly 433 feet to the point of beginning.

Being the same property conveyed to Ellen Eskind Lehman by deed from Jonathan Lee Lehman of record in Instrument No. 20101103-0088281, Register's Office for Davidson County, Tennessee.

Ellen E. Lehman and Ellen Eskind Lehman are one and the same person.

This is improved property known as 144 Ensworth Avenue, 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 December 30, 2025.

01/29/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

