Karen Johnson
Batch # 1377280
02/09/2026 09:33:33 AM
Fees: $18.00 Taxes: $16,280.00
Davidson County
DEEDWARR
3 pgs
20260209-0009105

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39030-12-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,400,000.00. Affiant Subscribed and sworn to before me this 10th day of February, 2026. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
541 Jackson Trust 541 Jackson Boulevard Nashville, TN 37205	New owner	Map and Parcel No.: 13002017100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeffrey B. Eskind and Steven J. Eskind, Co-Executors of The Estate of Annette S. Eskind, deceased ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to 541 Jackson Boulevard Trust, U/A dated February 3, 2026 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 541 Jackson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3RD day of February, 2026.

GRANTOR:

Jeffrey B. Eskind, Co-Executor

Steven J. Eskind, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey B. Eskind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at Office, this 3RD day of February, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven J. Eskind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand, at Office, this 3RD day of February, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Windsor Acres, of record in Book 3300, page 60, Register's Office for said County, being more particularly described as follows:

Said Lot No. 2 fronts 179 feet on the west side of Jackson Boulevard and runs back between parallel lines for a depth of 255 feet to a dead line.

Being the same property conveyed to Irwin B. Eskind and wife Annette S. Eskind by deed dated June 11, 1984 from Fred Harvey, Jr., unmarried, of record in Book 6318, Page 963, Register's Office for Davidson County, Tennessee. Irwin B. Eskind having since died on March 28, 2005. Annette S. Eskind having since died July 13, 2025, leaving a Last Will and Testament filed for Probate in Case No. 25P1587, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Annette S. Eskind directed that the Co-Executors administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Jeffrey B. Eskind and Steven J. Eskind.

This conveyance is made subject to the matters set forth below:

1. 2026 /County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2026 Belle Meade City taxes which have been prorated by the parties and assumed by the Grantee. .
3. All matters appearing on the Plan of record as Book 3300, Page 60, Register's Office for Davidson County, Tennessee.

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203