This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
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Karen Johnson Davidson County
Batch# 1397806 DEEDQC
03/26/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0024232

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
MBE Tennessee Community Property Trust 3607 Woodmont Blvd. Nashville, TN 37215	Same	117 05 0 152.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, BRADLEY E. ESKIND and MARCELLA H. ESKIND, husband and wife, as tenants by the entirety, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto BRADLEY E. ESKIND and MARCELLA H. ESKIND, as the Co-Trustees of the MBE TENNESSEE COMMUNITY PROPERTY TRUST, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, 5, 6, and 28 Block "E" on the Plan of (Revised) The Life and Casualty Insurance Co.'s Subdivision of Woodmont Acres, as of record in Plat Book 843, Page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marcella H. Eskind by Quitclaim Deed from Bradley E. Eskind dated October 5, 2012, and of record in Instrument No. 20121011-0093424, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Bradley E. Eskind and wife, Marcella H. Eskind by Warranty Deed from Gerald L. Robinson and wife, Carolyn Robinson of record in Book 8556, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley E. Eskind and Marcella H. Eskind husband and wife, as tenants by the entirety by Quitclaim Deed from Marcella H. Eskind dated March 26, 2026, and of record in Instrument No. 20260326-0024179, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 26th day of March, 2026.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MAY 16, 2026

This is improved property known as 3607 Woodmont Blvd., Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of March, 2026.

BRADLEY E. ESKIND

MARCELLA H. ESKIND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY E. ESKIND, and wife, MARCELLA H. ESKIND, husband and wife, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of March, 2026.

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MAY 16, 2026

Certificate of Authenticity

I, Sarah Arick, 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 March 26, 2026.

Date: 03/26/2026

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on March 26, 2026.

Notary Public: Lisa Woodruff

My Commission Expires:

