Karen Johnson
Batch # 1452347
07/29/2026 09:39:04 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260729-0069481

File No: 44134
Grantor's Loan No. 2060001449

After Recording, Send to:
Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Beegie Marie Ebersbacher and Paul R Ebersbacher, 511 27th Ave N, Nashville, TN 37209

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 000202472 and 092-10-0M-021.00 CO

QUITCLAIM DEED

EBERSTN, LLC, a Tennessee limited liability company ("Grantor"), of **101 Cortez Ct., Bakersfield, CA 93314**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Beegie Marie Ebersbacher and Paul R Ebersbacher, wife and husband as tenants by entirety** ("Grantee"), whose tax mailing address is **511 27th Ave N, Nashville, TN 37209,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

PRE

THE FOLLOWING TRACT OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS:
BEING UNIT NO. 21 OF AXIS27, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AXIS27 OF RECORD IN INSTRUMENT NO. 20190301-0019076, AND AMENDED AND/OR SUPPLEMENTED AS INSTRUMENT NOS. 20190502-0040851, 20190729-0074468, 20200706-0072542 AND 20210513- 0064928, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

REFERENCE IS HEREBY MADE TO THE PLAN OF AXIS27 AS SHOWN ON EXHIBIT "B" TO THE THIRD AMENDMENT TO DECLARATION OF RECORD IN INSTRUMENT NO, 20200706-0072542, IN THE REGISTER'S OFFICE FOR DADIDSON COUNTY, TENNESSEE FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

APN: 000202472 and 092-10-0M-021.00 CO

Property Address is: 511 27th Ave N, Nashville, TN 37209

The instrument constituting the source of Grantor's interest in the foregoing described property was a Quitclaim Deed recorded as Instrument No. 202605060040975 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 16, 2026:

EBERSTN, LLC, a Tennessee limited liability company

By: _____

Name: Paul Ebersbacher
Its: Sole Member

STATE OF Tennessee
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Paul Ebersbacher** as Sole Member on behalf of **EBERSTN, LLC, a Tennessee limited liability company**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of July, 2026.

TINA M. BURKLE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Tina M. Burkle
Notary Public

STATE OF Tennessee
COUNTY OF Hamilton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 16th day of July, 2026.

Notary Public

My Commission Expires: 03/06/2030

SEAL

