# EXECUTOR'S QUITCLAIM DEED

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|---|---|
| Grantee: | Sara Cohen Testamentary Trust |
| Map & Parcel No.: | 103-16-0 102.00 26W 06215 |
| Send Tax Notice To: New Owner: | Sara Cohen Testamentary Trust<br>c/o Michael B. Isaacs, Trustee<br>46 Bunker Hill Lane<br>East Greenwich, RI 02818-2308 |

Davidson County DEEDQC
Recvd: 12/12/06 08:43 4 pgs
Fees:22.00 Taxes:0.00

20061212-0153287

Joseph Leon Cohen (being one and the same person as Joseph L. Cohen) died on October 21, 2006, leaving a Will dated August 21, 2000 and First Codicil to said Will dated April 15, 2004. The Will and Codicil were admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on November 15, 2006 under Docket Number 06P1829. The Will named Bernard D. Goldstein as Personal Representative, and Bernard D. Goldstein is duly qualified as Personal Representative and Executor of the estate of Joseph Leon Cohen. A Tennessee inheritance tax release, a copy of which is attached as Exhibit A, has been issued consenting to the transfer of the following described real property.

In accordance with the provisions of the Will of Joseph Leon Cohen, Bernard D. Goldstein, as Personal Representative, hereby quitclaims, transfers and conveys to the SARA COHEN TESTAMENTARY TRUST, Michael Isaacs being the present Trustee, all right, title and interest of Joseph L. Cohen and of his estate in the following described real estate in Davidson County, Tennessee (such that the SARA COHEN TESTAMENTARY TRUST will be the sole owner of said property):

Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's

Office for said County.

Said Lot No. 4 fronts 70 feet on the southerly side of Bowling, now Whitland, Avenue, and extends back between parallel lines 200 feet to the northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: - Beginning at the southeast corner of Bowling, now Whitland, Avenue, and Bosley Avenue, being the northwest corner of said Lot No. 5, thence with the southerly margin of Whitland Avenue easterly 70 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between said Lots Nos. 4 and 5 200 feet to the northerly line of Lot No.6; thence with said line westerly 132 feet to the easterly margin of Bosley Avenue; thence with the easterly margin of said Bosley Avenue, northerly 210 feet to the beginning.

Being the same property conveyed to Joseph L. Cohen and Sara Claire Cohen, *as tenants in common*, by deed from Joseph L. Cohen and wife, Sarah C. Cohen (being one and the same person as Sara Claire Cohen), of record as instrument number 200008220082780, Register's Office for Davidson County, Tennessee, and being the same property of which the interest of Sara Claire Cohen was conveyed, at her death, to the Sara Cohen Testamentary Trust, by deed from Joseph Leon Cohen, Personal Representative of the Estate of Sara Claire Cohen, of record as instrument number 20040416-0042964, Register's Office for Davidson County, Tennessee.

This property is known as 3823 Whitland Avenue, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and this transfer is by Quitclaim, and no warranties of title are made or given.

WITNESS my hand this 30th day of NOVEMBER, 2006.

ESTATE OF JOSEPH L. COHEN

By: Bernard D. Goldstein, PR
Bernard D. Goldstein
Personal Representative

STATE OF ~~FLORIDA~~ TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, Bernard D. Goldstein as Personal Representative and Executor of the Estate of Joseph L. Cohen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of NOV., 2006.

Debra K. King
NOTARY PUBLIC

My Commission Expires: 7-21-07

NOTE TO REGISTER'S OFFICE: This conveyance, implementing distribution of the property to a beneficiary as a testamentary devise, is exempt from the payment of the recordation tax under T.C.A. § 67-4-409 (a) (3) (D).

This instrument was prepared by Bernard M. Rosenblum, Attorney at Law, The Kinnard Building, Suite 403, 2200 Twenty-First Avenue, South, Nashville, Tennessee 37212-4929. BMRosen@aol.com

TENNESSEE DEPARTMENT OF REVENUE

# INHERITANCE TAX RELEASE
# FOR REAL OR PERSONAL PROPERTY

**NOTICE: THIS DOCUMENT BECOMES AN OFFICIAL STATE RECORD WHEN COMPLETED. INFORMATION SHOULD BE TYPED OR PRINTED CLEARLY IN INK. COMPLETE A SEPARATE INHERITANCE TAX RELEASE FORM FOR EACH PARCEL OF REAL PROPERTY OR FOR EACH BANK OR CORPORATION.**

NAME OF DECEDENT: JOSEPH L. COHEN

COUNTY OF RESIDENCE: DAVIDSON

SOCIAL SECURITY NUMBER: [redacted]-0545

**APPLICATION:**

ATTACHED: YES X NO ___

ON FILE: YES ___ NO X IF SO DATE FILED ___

The Department of Revenue hereby waives the issuance of notice required by Section 67-8-417, Tennessee Code Annotated and consents to the transfer of the property now in your custody, or standing on your records in the name of the captioned decedent.

DESCRIPTION OF PROPERTY:

Real estate in Nashville, Davidson County, Tennessee: Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for said County.

Being the same property conveyed to Joseph L. Cohen and Sara Claire Cohen, *as tenants in common*, by deed from Joseph L. Cohen and wife, Sarah C. Cohen (being one and the same person as Sara Claire Cohen), of record as instrument number 200008220082780, Register's Office for Davidson County, Tennessee.

RECEIVED
NOV 01 '06

BERNARD M. ROSENBLUM
ATTORNEY AT LAW
2200 21st AVE. SOUTH - #403
NASHVILLE, TENNESSEE 37212-4929
(615) 269-0236

Attorney

*Representative of the Estate*
*(Not valid unless signed)*

**RETAIN PINK COPY FOR YOUR RECORDS. RETURN WHITE AND YELLOW COPIES TO THE TENNESSEE DEPARTMENT OF REVENUE, 500 DEADERICK ST., NASHVILLE, TN 37242.**

***DEPARTMENTAL USE ONLY***

NOV 0 2 2006

Amy Green

For Commissioner of Revenue
*(By Tax Audit Manager - Audit Division)*

*Date approved*
Inheritance-Gift Tax Section

**BERNARD M. ROSENBLUM**
ATTORNEY AT LAW
The Kinnard's Building, Suite 403
2200 Twenty-First Avenue, South
Nashville, Tennessee 37212-4929

[redacted]

**Release will be mailed to address to the left. Type or print clearly in ink the complete address (include street number and zip code.) Address should be contained within the space provided.**

RV-F1401501 (Rev. 6-00)