Davidson County DEEDQC
Recvd: 03/06/07 14:33 2 pgs
Fees:12.00 Taxes:0.00

20070306-0027789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $00.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 24, 2007.

(AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAM WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE A. COHEN	**SAME**	**91-15-248**
(NAME)	(NAME)	
128 BOWLING AVENUE	**4908 CHARLOTTE AVENUE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	**NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARK ERIC COHEN, JAY STEPHEN COHEN AND LISA ANN COHEN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR, RIGHT, TITLE, AND INTEREST UNTO **LEE A. COHEN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly 9 feet of Lot No. 803 and the easterly 20 feet of Lot No. 805 of Block 113 on the plan of West Nashville Number "1" as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID parts of lots 803 and 805 front together 29 feet on the Northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lee Alan Cohen, Mark Eric Cohen, Jay Stephen Cohen and Lisa Ann Cohen, as tenants in common, by deed from Dorothy C. Kohnstamm, Executrix of the Estate of Ralph Max Cohen, of record as Instrument No. 20060106-0002486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of any of the grantors herein.

Jay Stephen Cohen and Jay Steven Cohen are one and the same.

Unimproved (X)
This is improved( ) property, known as **4904 CHARLOTTE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2ND day of MARCH, 2007.

Mark Eric Cohen
MARK ERIC COHEN

Lisa Ann Cohen
LISA ANN COHEN

Jay S. Cohen
JAY STEVEN COHEN

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 Mark Eric Cohen, Lisa Ann Cohen and Jay Steven Cohen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 2nd day of March, 2007.

My commission expires: SEPTEMBER 22, 2007

Jimmy A. Duncan
Notary Public

JIMMY A. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.