After Recording Return to:
OLD REPUBLIC
Attn: TONIA SLIDER
530 SOUTH MAIN ST
AKRON, OH 44311
File No. 01-12007772-02E

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDQC
Recvd: 03/16/12 13:03 6 pgs
Fees:32.00 Taxes:0.00
20120316-0022765

Tax ID No.:
063160B21200CO

QUIT CLAIM DEED

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Rockingham

THIS INDENTURE made and entered into on this 6th day of March, 2012 by and between HOWARD R. COHEN AND ESTHER J. COHEN AND MARIA E. COHEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 1428 AARONWOOD DRIVE, OLD HICKORY, TN 37138 hereinafter referred to as Grantor(s) and HOWARD R. COHEN AND ESTHER J. COHEN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 1428 AARONWOOD DRIVE, OLD HICKORY, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1428 AARONWOOD DRIVE, OLD HICKORY, TN 37138
Property Tax ID No.: 063160B21200CO
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20110408-0027513, Recorded: 04/08/2011

. . . . . the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 063160B21200CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

_____
HOWARD R. COHEN

_____
ESTHER J. COHEN

Maria G (Cohen (Moore)
MARIA E. COHEN

STATE OF
COUNTY OF
Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

STATE OF
COUNTY OF
Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

STATE OF TN
COUNTY OF Davidson
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Davidson Maria Cohen (Moore), the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 9 day of March 2012

_____
Notary Public
Commission expires: My Commission Expires Oct. 10, 2012

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Assessor's parcel No. 063160B21200CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Howard R Cohen
HOWARD R. COHEN

Esther J Cohen
ESTHER J. COHEN

MARIA E. COHEN

STATE OF Virginia
COUNTY OF Rockingham
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Howard R. Cohen, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 6th day of March, 2012.

Notary Public
Commission expires: 2/29/2016

DEBORAH JO FILLMAN
NOTARY PUBLIC
REGISTRATION # 7171655
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2016

STATE OF Virginia
COUNTY OF Rockingham
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Esther J. Cohen, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 6th day of March, 2012.

Notary Public
Commission expires: 2/29/2016

DEBORAH JO FILLMAN
NOTARY PUBLIC
REGISTRATION # 7171655
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2016

STATE OF Virginia
COUNTY OF Rockingham
Personally appeared before me, the undersigned notary public of the aforesaid County and State, Maria E. Cohen, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand, at offices, the 6th day of March, 2012.

Notary Public
Commission expires: 2/29/2016

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Howard R Cohen
Affiant

Subscribed and sworn to before me this 6th day of March, 2012

Notary Public
Commission Expires 2/29/2016

DEBORAH JO FILLMAN
NOTARY PUBLIC
REGISTRATION # 7171655
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2016

Name and address for person(s) responsible for taxes:

HOWARD R. COHEN AND ESTHER J. COHEN
1428 AARONWOOD DRIVE
OLD HICKORY, TN 37138

Name and address of property owner:

HOWARD R. COHEN AND ESTHER J. COHEN
1428 AARONWOOD DRIVE
OLD HICKORY, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

LOT TWO HUNDRED NINETY-FOUR (294) ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) AND RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE IN PLAT BOOK 6900, AT PAGES 550, 551, AND 552, AND CERTIFICATE OF CORRECTION IN BOOK 7462, AT PAGE 445, AND BY AMENDMENT TO CHANGE NAME IN BOOK 818, AT PAGE 112.

TAX ID NO: 063160B21200CO

PROPERTY COMMONLY KNOWN AS: 1428 AARONWOOD DRIVE, OLD HICKORY, TN 37138

True Copy Certification

I, NICK BAICH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nick Baich
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, VIRGINIA MARIE LEMLEY, a notary public for this county and state, NICK BAICH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia Marie Lemley
Notary's Signature

My Commission Expires: 3-2-2014
Notary' Seal (if on paper)

NOTARIAL SEAL
VIRGINIA MARIE LEMLEY
Notary Public
NORTH FAYETTE TWP., ALLEGHENY CNTY
My Commission Expires Mar 2, 2014