BILL GARRETT, Davidson County
Trans:T20130013995 DEEDQC
Recvd: 02/20/13 09:19 2 pgs
Fees:12.00 Taxes:0.00
20130220-0016726

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Jaan Kristofer Kidd Cohan, Trustee
JKKC Trust
7528 Oakhaven Trace
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel No.
Map 114 07
Parcel 23.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jaan Kristofer Kidd Cohan, unmarried**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jaan Kristofer Kidd Cohan, Trustee, JKKC Trust dated January 25, 2013** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being all of Lot No. 23, on the Final Plat of OAKHAVEN SUBDIVISION, Resubdivision of Lots 20 and 21 and New Lot 23 of Section 4, as shown by plat appearing of record in Instrument No. 20010302-0019996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to **Jaan Kristofer Kidd Cohan, unmarried**, by Warranty Deed from **Michael F. Senna and Melinda M. Senna, husband and wife**, dated November 27, 2012, of record in Instrument No. 20121129-0109416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Instrument No. 20010302-0019996, (2) Agreement for Dedication of Public Utilities Easement to Nashville Electric Services as shown of record in Book 10227, Page 934, and (3) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as shown of record in Book 10268, Page 218, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **7528 Oakhaven Trace, Nashville, TN 37209**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 8th day of Feb, 2013.

Jaan Kristofer Kidd Cohan

Jaan Kristofer Kidd Cohan

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 **Jaan Kristofer Kidd Cohan**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of February, 2013.

Notary Public

My Commission Expires:
6/21/2016

DANIEL G. CHOATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Jaan Kristofer Kidd Cohan

Affiant

Sworn to and subscribed to before me, this the 8 day of February, 2013.

Notary Public

My Commission Expires:
6-21-2016

DANIEL G. CHOATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY