QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 26 day of MAY, 2016.

NOTARY PUBLIC
My Commission Expires: 03/05/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 06/17/16 16:00 3 pgs
Fees:17.00 Taxes:0.00
20160617-0062018

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Howard R. Cohen, Esther J. Cohen and Maria E. Cohen 709 Oak Hill Drive Harrisonburg, Virginia 22801	New Owner	063 16 0B / 212.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MARIA E. COHEN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **HOWARD R. COHEN** and wife, **ESTHER J. COHEN**, the GRANTORS herein, by these presents do transfer, QuitClaim and convey unto:

HOWARD R. COHEN, ESTHER J. COHEN and MARIA E. COHEN, to hold as ordinary **Joint Tenants with the Right of Survivorship** and ***not*** as Tenants in Common, the GRANTEES herein, their heirs and assigns all our right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 294 on the Plan of Hampton Park (Formerly Chitwood Downs, a planned unit development), as of record in Plat Book 6900, Pages 550, 551, and 552 and certificate of correction in Book 7462, Page 445 and by amendment to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Howard R. Cohen and Esther J. Cohen, by Quitclaim Deed recorded March 16, 2012 as Instrument No. 20120316-0022765, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2016, Deed of Trust of Record as Instrument No. 20120316-

0022766, Declerations of Covenants Conditions and Restrictions of record at Book 7351, page 852, as amended in Book 7451, page 739, Homeowner's Association charter at Book 7431, page 204, of Register's Office for Davidson County, Tennessee.

This is improved property known as: 1428 Aaronwood Drive, Old Hickory, TN 37138.

Witness our hands this 26 day of May, 2016.

Howard R Cohen
HOWARD R. COHEN

Esther J. Cohen
ESTHER J. COHEN

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STATE OF VIRGINIA }
COUNTY OF Rockingham }

Personally appeared before me, a Notary Public in and for said County and State, the within named HOWARD R. COHEN, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2016.

Dinah M. Coffman
NOTARY PUBLIC Dinah M. Coffman

My Commission Expires: July 31, 2016

DINAH M. COFFMAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2016
COMMISSION # 167121

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named ESTHER J. COHEN, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 26th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet A. Pool
NOTARY PUBLIC

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com