Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20170407-0034180

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
David S. Cohen 553 Harpeth Drive Nashville, TN 37221	Same	105-04-0-081.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Peggy L. Cohen and David S. Cohen acquired an undivided interest in and to the real property described on Exhibit A hereto (the "Property"), as co-trustees of the P. Millard Cohen Generation Skipping Family Trust (the "Trust"), created under paragraph 9 of the last will and testament of P. Millard Cohen dated October 17, 1996 ("Millard's Will"); and

WHEREAS, pursuant to subparagraph 9(b) of Millard's Will, Peggy L. Cohen was granted a testamentary limited power of appointment over the disposition of the assets of the Trust upon her death; and

WHEREAS, Peggy L. Cohen died testate on September 27, 2016, leaving a validly executed last will and testament dated January 15, 2014 ("Peggy's Will"), which has been probated and is properly recorded on Docket Number 16P1760, Probate Court for Davidson County, Tennessee; and

WHEREAS, under paragraph 7 of Peggy's Will, Peggy L. Cohen exercised her power of appointment and directs that upon her death the assets of the Trust, of which the Property is a part, pass outright and free of trust to David S. Cohen; and

WHEREAS, David S. Cohen is now the sole acting trustee of the Trust.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, DAVID S. COHEN, as TRUSTEE OF THE P. MILLARD COHEN GENERATION SKIPPING FAMILY TRUST, and not further or otherwise, does hereby quitclaim, and by these presents transfer and convey unto DAVID S. COHEN, his heirs and assigns, all of his right, title, and interest, as trustee of the P. Millard Cohen Generation Skipping Family Trust, in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto.

This is improved property known as 46 Trimble Street, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 4 day of April, 2017.

P. MILLARD COHEN GENERATION SKIPPING FAMILY TRUST:

D. S. Cohen trustee

David S. Cohen, trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David S. Cohen, the within named bargainor, 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 as trustee of the P. Millard Cohen Generation Skipping Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 4th day of April, 2017.

Trista Allison

Notary Public

My Commission Expires:
9.11.17

TRISTA ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

D. S. Cohen

David S. Cohen

Subscribed and sworn to before me
this 4th day of April, 2017.

Trista Allison

Notary Public

My Commission Expires:
9.11.17

TRISTA ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

EXHIBIT A

Land in Davidson County, State of Tennessee, being Lot No. 464 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said Lot No. 464 fronts 40 feet on the northerly side of Trimble Street and runs back between parallel lines 118 feet to an alley.

Being the same property conveyed to Peggy L. Cohen and David S. Cohen, as co-trustees of the P. Millard Cohen Generation Skipping Family Trust, by deed from Peggy L. Cohen and David S. Cohen, as co-executors of the estate of P. Millard Cohen, of record at Instrument Number 20080417-0039225, Register's Office, Davidson County, Tennessee.

22567747.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

