Davidson County DEEDQC
Recvd: 04/07/17 10:30 4 pgs
Fees:22.00 Taxes:0.00
20170407-0034183

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<br>553 Harpeth Drive<br>Nashville, TN 37221 | Same | 105-04-0-082.00<br><br>Davidson County |

# EXECUTOR'S QUITCLAIM DEED

**WHEREAS**, P. Millard Cohen and Peggy L. Cohen acquired the real property described on Exhibit A hereto (the "Property") as tenants by the entirety; and

**WHEREAS**, P. Millard Cohen died on May 17, 2006, in Nashville, Tennessee; and

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

**WHEREAS**, David S. Cohen is the duly qualified and acting executor of Decedent's estate; and

**WHEREAS**, at the time of Decedent's death, Decedent owned the Property; and

**WHEREAS**, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to David S. Cohen.

**NOW THEREFORE AND PURSUANT TO** the authority granted to him as executor under the Will, DAVID S. COHEN, as EXECUTOR OF THE ESTATE OF PEGGY L. COHEN, 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 executor of the estate of Peggy L. Cohen, in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 52 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.

**ESTATE OF PEGGY L. COHEN**

David S. Cohen executor

David S. Cohen, executor

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 executor of the estate of Peggy L. Cohen 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-.

David 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. 463 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. 463 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 P. Millard Cohen and wife, Peggy L. Cohen, by deed from Harold M. Cohen, of record at Instrument Number 20040720-0086280, Register's Office, Davidson County, Tennessee.

22567474.1

# 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)

