Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Henrietta Cohen P.O. Box 10376 Napa, CA 94581	Map/Par. 93-2-3-170	SP Plus Corporation Attn: Deanna Gibbs 507 Mainstream Drive Nashville, TN 37228
This instrument prepared by: Bradley Arant Boult Cummings LLP (JGCjr) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

WHEREAS, by Quitclaim Deed dated July 11, 1997, and recorded in Book 10543, page 129, in the Register's Office of Davidson County, Tennessee, Henrietta Cohen, a resident of the State of California (hereinafter sometimes referred to as "Cohen"), conveyed to Lee A. Trucker and Henrietta Cohen, Trustees of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993 (the "Trust"), all of Cohen's right, title and interest, being an undivided twenty percent (20%) interest, in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, pursuant to the terms of the Trust, such Property constitutes separate property of Cohen and retains the same character as and remains her separate property; and

WHEREAS, likewise pursuant to the terms of the Trust, Cohen has the right to withdraw all or any part of her separate property in the Trust, the exercise of which withdrawal right, as to one-fourth (1/4) or twenty-five percent (25%) of such undivided twenty percent (20%) interest in the Property, she has indicated by written instructions delivered to the Trustees, whereupon the Trustees shall deliver such separate property so withdrawn to Cohen;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

J. Bradley Cummings, Jr.
Affiant

Subscribed and sworn to before me this 1 day of ~~April~~ May, 2018.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

Sue Garrett
Notary Public

My Commission Expires: 3-8-22

Bill Garrett Davidson County
Batch# 87187 DEEDQC
05/01/2018 02:30:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180501-0041228

7/4127769.1
208952-301001

NOW, THEREFORE, in consideration of the premises, Lee A. Trucker and Henrietta Cohen, Trustees of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993 (collectively, the "Grantor"), by these presents hereby sell, assign, and quitclaim to Henrietta Cohen (the "Grantee"), Grantee's heirs and assigns, an undivided five percent (5%) interest [constituting one-fourth (1/4) or twenty-five percent (25%) of Grantor's undivided twenty percent (20%) interest] in and to the Property.

This is improved property located at 204/206 Third Avenue North, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 25th day of April, 2018.

Lee A. Trucker, Trustee of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993

Henrietta Cohen, Trustee of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa)

On April 25, 2018 before me, J. F. Peinado Barraza, Notary Public, personally appeared Lee A. Trucker, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

J. F. PEINADO BARRAZA
Notary Public - California
Napa County
Commission # 2230595
My Comm. Expires Feb 8, 2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa)

On April 25, 2018 before me, J. F. Peinado Barraza, Notary Public, personally appeared Henrietta Cohen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

J. F. PEINADO BARRAZA
Notary Public - California
Napa County
Commission # 2230595
My Comm. Expires Feb 8, 2022

EXHIBIT A

Tract 1

Real estate located in the City of Nashville, Davidson County, Tennessee, known as City No. 204 Third Avenue, North, more particularly described as follows:

Beginning at a point on the eastern margin of North College Street (now Third Avenue, North) fifty (50) feet northerly from the corner of Church Street, Joseph W. Allen's northwest corner, at a point marked "Joint of Wall" in the Plan hereinafter mentioned; thence northerly with the line of said street twenty-five (25) feet to the center of the partition wall between the store-house marked No. Two Hundred and Four (204) on said Plan situated on this lot and the storehouse marked No. Two Hundred and Six (206) on said Plan, heretofore conveyed by Thomas H. Malone, et al, Executors, to the St. Louis Trust Company, Trustee for Edith Lytle Cole; thence with the center of said wall one hundred eight (108) feet, three (3) inches to a ten foot alley as known on said Plan, which is duly recorded at Page 66 of Book 161 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made; thence southwardly with the line of said alley twenty-five (25) feet to Joseph W. Allen's northeast corner; thence westwardly with the line of said Joseph W. Allen, one hundred eight (108) feet, three (3) inches to the beginning.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of Third Avenue, North, 75 feet northerly from the northerly margin of Church Street; running thence northerly, with the easterly margin of Third Avenue, North, 24 feet, 8 inches to the center of the partition wall between said lot and the adjoining premises; thence easterly with the center of said wall 108 feet, 3 inches to the westerly margin of an alley; thence southerly with the westerly margin of said alley, 23 feet, 11 inches to the center of the partition wall between said lot and the adjoining premises; thence westerly with the center of said wall, 108 feet, 3 inches to the beginning.

Being part of the property conveyed to Lee A. Trucker and Henrietta Cohen, Trustees of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993, by deed from Henrietta Cohen, of record in Book 10543, page 129, Register's Office for Davidson County, Tennessee.