Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elayna Rose Trucker 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

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Henrietta Cohen (the "Grantor") by these presents hereby sells, assigns, and quitclaims to Elayna Rose Trucker (the "Grantee"), Grantee's heirs and assigns, an undivided ten percent (10%) 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").

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.

Lee A. Trucker, a resident of California and husband of the Grantor, joins herein for the purpose of acknowledging and confirming that the Property is the separate property of the Grantor (and not community property) and that he has no right, title or interest whatsoever, whether marital or otherwise, in and to the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

My Commission Expires: 3-8-22

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

7/4127997.1
208952-301001

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

20180501-0041229

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

Henrietta Cohen

Lee A. Trucker

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

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)

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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 the same property conveyed to Henrietta Cohen (i) by deed from Lee A. Trucker and Henrietta Cohen, Trustees of the Lee A. Trucker and Henrietta Cohen Revocable Trust dated May 13, 1993, of record as Instrument No 20180501-0041228 in the Register's Office for Davidson County, Tennessee and (ii) by deed from Margaret C. Sherman f/k/a Margaret Cohen, of record as Instrument No. 20060619-0073179 in said Register's Office.