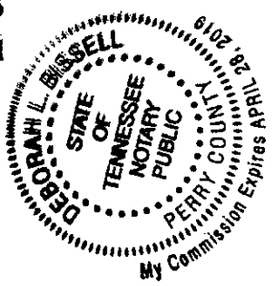
WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2124




STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $769,000.00

Soha S. Patel
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Notary Public

My commission expires: 4-28-19

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Bill Garrett Davidson County
Batch# 113023 DEEDWARR
07/06/2018 09:56:47 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30

20180706-0065467

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Soha S. Patel** | New owner | **105-13-4-G-001.00CO** |
| **2220A 11th Avenue South** | | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Q&A Holdings GP, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Soha S. Patel, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit A on the Plan of 2220 11th Avenue South Townhomes, as set forth in Exhibit "B" of the Second Amendment to Declaration of Covenants, Conditions and Restrictions for 2220 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0118718, Register's Office for Davidson County, Tennessee, which amends the original declaration of record in Instrument No. 20161123-0123940, and First Amendment in Instrument No. 20170413-0036100, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to P. Millard Cohen and wife, Peggy L. Cohen by Warranty Deed from B. Roy Kennedy, Jr. and wife, Mae W. Kennedy. of record in Book 4179, page 776, Register's Office for Davidson County, Tennessee, dated September 30, 1967 and recorded on October 11, 1967. The said P. Millard Cohen died May 17, 2006, leaving his wife, Peggy L. Cohen, as the surviving tenant by the entirety. The said Peggy L. Cohen died September 27, 2016, her estate having been probated of record in Docket No. 16P-1760, in the Probate Court for Davidson County Tennessee, devising said property to David Samuel Cohen, and further appointing him as Executor of the estate.

Being a portion of the same property conveyed to Q&A Holdings, GP, a Tennessee general partnership by Warranty Deed from David Cohen, Executor of The Estate of Peggy L. Cohen, of record in Instrument No. 20161123-0123939, Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on November 23, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 2220A 11th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 29th day of June, 2018:

Q&A Holdings GP, a Tennessee Partnership

By: _____
Ryan Rafoth
its Authorized Person

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**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Authorized Person of Q&A Holdings GP, a Tennessee Partnership, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 29th day of June, 2018.

My Commission Expires: 5/25/20

_____
Notary Public

20181308R

