Karen Y Johnson Davidson County
Batch# 137509 DEEDWARR
09/06/2018 09:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,345.88
20180906-0088239

WARRANTY DEED

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

31869

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of September, 2018

Notary Public

My Commission Expires: 05/02/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KAREN WEIL	NEW OWNER	103-16-0-A
(NAME) 5949 Sedberry Road	(NAME)	032.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **H. EDWARD COHEN AND SANDRA COHEN, CO-EXECUTORS FOR THE ESTATE OF BARBARA S. COHEN, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN WEIL, A MARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 201 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, and Book 5096, Page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 2nd floor of Rokeby of record in Book 5060, Page 105, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belongings, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, Page 105, said Register's Office. Parking Space No. 23 shown on the said "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING the same property conveyed to BARBARA COHEN, UNMARRIED, by Deed from PEGGY D. SMIRNOW, UNMARRIED and LYNN SMIRNOW FRITZ TRUSTEE AND FRITZ REVOKABLE LIVING TRUST, of record as Instrument No. 20050916-0111797, Register's Office for Davidson County, Tennessee. The said Barbara Cohen having since died. Title having vested in H. Edward Cohen and Sandra Cohen, as Co-Executors with power to sell, mortgage, lease, or otherwise convey pursuant to the will of Barbara S. Cohen (Being one and the same person as Barbara Cohen) As filed in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 17P2109.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **3901 West End Ave. #201, Nashville, TN, 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 5th day of September, 2018.

H. EDWARD COHEN, CO-EXECUTOR

SANDRA COHEN, CO-EXECUTOR

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. EDWARD COHEN, CO-EXECUTOR FOR THE ESTATE OF BARBARA S. COHEN, DECEASED,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas, this 31st day of August, 2018.

My Commission Expires: 7-28-2021

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA COHEN, CO-EXECUTOR FOR THE ESTATE OF BARBARA S. COHEN, DECEASED,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2018.

My Commission Expires: 05/02/22

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022