Karen Y Johnson Davidson County
Batch# 155001 DEEDQC
10/30/2018 09:19:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181030-0107189

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF Texas)
COUNTY OF Harris)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 23rd **day of October, 2018.**

ROSE LYNN ROBINSON
Notary Public, State of Texas
My Commission Expires
October 21, 2019

Notary Public

My Commission Expires: 10/21/2019

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
H. Edward Cohen, et al., Trustees 4215 Harding Pike, Unit #511 Nashville, Tennessee 37205	-SAME-	105 11 0 273.00 105 11 0 274.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased (the "Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased,** hereinafter called the Grantees, and their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all right, title and interest of the Trust in

and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 23rd day of October, 2018.

Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased

By: _____
Eddie Cohen, Co-Trustee

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eddie Cohen, Co-Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2018.

My Commission Expires: 10/21/2019

R L Robinson
Notary Public

ROSE LYNN ROBINSON
Notary Public, State of Texas
My Commission Expires
October 21, 2019

By: Sandy Cohen
Sandy Cohen, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandy Cohen, Co-Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of October, 2018.

My Commission Expires: 3/8/2022

Notary Public

KATIA MONTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2022

EXHIBIT A

Legal Description

Map 105-11, Parcels 273 and 274:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 34 in John W. Morton's First Subdivision of Vine Hill as of record in Book 161, Page 12, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Frieda Cohen and Julian M. Cohen by deed from Annie Baumgartner, John Harper Baumgartner, Jr. Edith Baumgartner Harrell, Dorothy Louise Baumgartner and Birdie Marie Baumgartner, of record in Book 2925, page 297, Register's Office for Davidson County, Tennessee. Mrs. Frieda Cohen predeceased Julian M. Cohen on May 18, 1979 and devised her entire interest in subject property to Julian M. Cohen by Will of record in Will Book 127, Page 333, Probate Court Clerk's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

Also being the same property conveyed to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, by Executor's Quitclaim Deed from Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased, of record as Instrument No. 20050131-0010804, Register's Office for Davidson County, Tennessee.

Barbara S. Cohen resigned as Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, on July 14, 2017, and therefore Eddie Cohen and Sandy Cohen became the successor Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased.

This is improved property known as 516-518 Benton Avenue, Nashville, Tennessee 37204.