File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)

Karen Johnson Davidson County
Batch# 241065 DEEDQC
06/10/2019 02:25:10 PM 7 pgs
Fees: $38.00 Taxes: $37.00
20190610-0055488

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
H. Allan Ross, Jr., Trustee Leah F. Ross, Trustee 604 Ward Circle Old Hickory, TN 37138	SAME

TAX MAP-PARCEL NUMBERS: 10600003700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10,000.00 and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Attorney-In-Fact for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **H. Allan Ross, Jr. and Leah F. Ross, Trustees of the Leah & Allan Ross Living Trust** hereinafter called the **Grantee**, all his right title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, , described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a tract of land fronting 105 feet on the south side of Elm Hill Pike (east of Spence Lane), and having a side dimension of 110 feet, containing 0.09 acres, described as follows:

A tract of land in the 3rd, Formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of The Real Estate of Jere Bowen, deceased, as of record in Plan

book No. 2, page 134, Chancery Court at Nashville, described as follows: Beginning in the center of the Lebanon Pike, at the corner of Lot Nos. 7 and 8; thence with the center of said Pike, S 70 1/2 degrees E 70 feet, S. 55 degrees 20 E. 100 feet to the S.W. corner of 3.1 acres of said lot reserved; thence N. 8 1/2 degrees E. 732 1/2 feet to a stake, near a hackberry; hence S. 74 3/4 degrees E. 255 feet to a stake; thence S. 20 3/4 degrees W. 474 feet to a stake the N.W. Corner of Lot No. 9, thence with the north line of Lot Nos. 9 and 10, S. 77 1/2 degrees E. 489 feet, to a stake, the S.E. corner of said Lot 8; thence with the east line of said lot, N. 3 1/2 degrees E. 589 feet to low water mark on Stones River; thence down said river, as low water mark in a northwesterly direction 1,750 feet to a stake; the corner of said Lot No. 8; thence S. 61 degrees W. 330 feet to a hackberry; thence S. 16 degrees E. 50 feet to an ash corner, thence with the east line of the Old McGavock Land, now Perry Land, S. 3 degrees, 55" W. 1350 feet to a stake, the N.W. corner of Lot No. 1 on the said Plan; thence with the north line of Lot Nos. 1 to 17, S. 86 1/2 degrees E. 775 feet to a stake, the N.E. corner of Lot No. 7; thence with the east line of Lot No. 7, _____ degrees W. 342 feet to the beginning containing 38.9 acres.

Being the same property conveyed to Mrs. Maude E. Keeling by deed from Misses Lucy and Harriet Bowen, dated October 12, 1921, recorded April 9, 1923, of record in Book 615, page 219, said Register's Office.

Included in the above description, but excluded therefrom:
Beginning at the North_____ corner of a tract of land of 3.1 acres, belonging to Misses Lucy and Harriet Bowen thence _____ West 255 feet to a stake near a hackberry tree, said stake being the Northwest corner of _____ Bowen tract of 5.1 acres aforesaid; thence _____ West 350 feet to a stake, thence N. _____East 296 feet to a point on the southwest bank of Stone's River at low water mark; thence _____ said river with its meanders to a point opposite the northeast corner of the Bowen trace aforesaid, South 50 degrees West 270 feet to the beginning, containing 4 acres, more or less, being a part of Lot No. 8 of the subdivision of the Jere Bowen Lands, as of record in _____ Book 8, page 441, Chancery Court, Davidson County, Tennessee, and a part of the same land _____ Mrs. Maude E. Keeling by Misses Lucy and Harriet Bowen as of record in Book 615, page 219, Register's Office for Davidson County, Tennessee, including, but reserving a right of way of 30 feet along the north boundary line of the Bowen Tract aforesaid, or along that portion of the south boundary line of said Tract, heretofore, described from the beginning of the description herein before set out, north 74 3/4 West 255 feet to a stake near a hackberry, the right of use said right of way by the vendors herein, their heirs or assigns, or others being conditioned that a road be opened up through said property herein described and other property of the vendors connecting with the Lebanon Pike on both ends, within five years from the date of this deed, otherwise this reservation to be of no force and effect, but should said road be so opened, then said right of way to continue forever and be an easement on said land herein conveyed.

Being the same property conveyed to E.T. Patton by Warranty Deed from Mrs. Maude E. Keeling and husband E.P. Keeling dated May 21, 1923, recorded on May 31, 1924, of record in Book 633, page 596, said Register's Office.

A Tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 8 on the Plan of the Real Estate of Jerry Bowen, deceased, as of record in Plan Book No. 2, page 134, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at low water mark on Stones River the northeasterly corner of a tract of land containing 4 acres, conveyed by Mrs. Maude E. Keeling and husband to F.T. Patton, by deed dated May 21, 1923, and of record in Book No. 633, page 596, Register's Office for Davidson County, Tennessee & running thence south 50 degrees West 270 feet with said F.T. Patton's easterly line to his southeasterly corner being also the northeasterly corner of 3.1 acres of land reserved; thence south 20 3/4 degrees west 474 feet to a stake, the northwest corner of Lot No. 9 on said plan; thence with the north line of Lot Nos. 9 & 10, south 772 degrees east 489 feet to a stake, the southeast corner of said Lot No. 8; thence with the east line of said Lot No. 8, north 3 1/2 degrees east 589 feet to low water mark on Stones River; and thence down said river at low water mark, in a northwesterly direction, to the beginning, containing 10 acres, more or less, and being a part of the same property conveyed to Mrs. Maude E. Keeling by Miss Lucy Bowen et al as of record in Book 615, page 219, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. E. Fulgum by Warranty Deed from Mrs. Maude E. Keeling and husband E.P. Keeling, dated February 10, 1931, recorded on October 30, 1931, of record in Book 882, page 303, said Register's Office.

Land lying, being, and situate, in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of the real estate of Jere Bowen, deceased, as of record in Plan Book 2, page 134, Chancery Court at Nashville, described as follows:

Beginning in the center of the Lebanon Pike at the corner of Lot Nos. 7 and 8; thence with the center of said Pike south 62 degrees east to 70 feet, south 59 degrees east 100 feet; thence north 9 degrees east 732.5 feet to a stake near a hackberry, formerly a locust pointer; thence north 72 degrees 50 minutes west 350 feet to a post and stake, the southwest corner of a 4-acre tract conveyed to F.T. Patton by deed from Mrs. Maude E. Keeling and husband of record in Book 633, page 596, of the Register's Office for said County; thence north 16 degrees 05 minutes est 526 feet to the low water mark of Stones River; thence down said river at low water mark in a northwesterly direction north 44 degrees west 164.5 feet, north 40 degrees 40 minutes west 102 feet, north 33 degrees west 200 feet, north 23 degrees ____ minutes west 201 feet, north _____ degrees 15 minutes west 63 feet to a point 10 feet above low water mark of said Stones River at a small hackberry tree; thence south 61 degrees 45 minutes west 371 feet to a stake; thence south 15 degreees 30 minutes east 50 feet to an ash pointed; thence south 4 degrees 20 minutes west 1,327 feet to a stake; thence north 86 degrees 05 minutes east 775 feet to a _____ a stone wall; thence south 4 degrees 20 minutes west 361 feet to the point of beginning, containing 24.441 acres, more or less.

Being part of the property conveyed to Mrs. Maude E. Keeling by deed from Lucie Bowen, et al, of record in Book 615, page 219, said Register's Office.

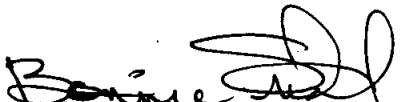
Being the same property conveyed to Zeke C. Gammel and wife, Marion T. Gammell, a one-third undivided interest. Kate Gammell, a one-third undivided interest and Sarah E. Gammell, a one-third interest by deed from Maude E. Keeling and husband E.P. Keeling, dated September 17, 1937, recorded on September 29, 1937, of record in Book 1027, page 479, said Register's Office.

Being the same property conveyed to Sylvia Barish, by Final Decree Confirming Sale, dated January 16, 1975 and recorded on April 3, 2003 of record in Instrument No. 20030403-0044243, Register's Office for Davidson County, Tennessee. The said Sylvia Rose Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 20181214-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Instrument No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

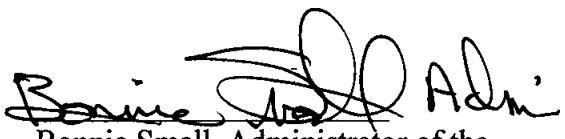
NOTE: Blank spaces in the legal description represent information which was illegible on the public record.

This is unimproved property known as: 0 Elm Hill Pike, Nashville, Tennessee 37210.

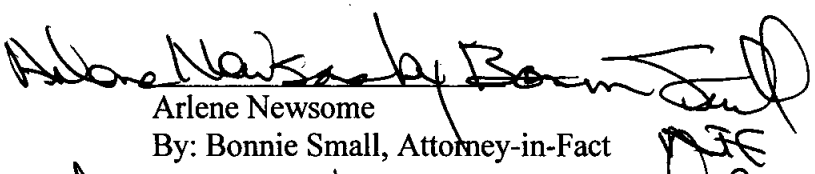
WITNESS THE EXECUTION HEREOF on the dates shown in the acknowledgements below.



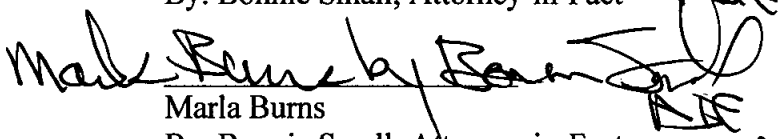
Bonnie Small, individually



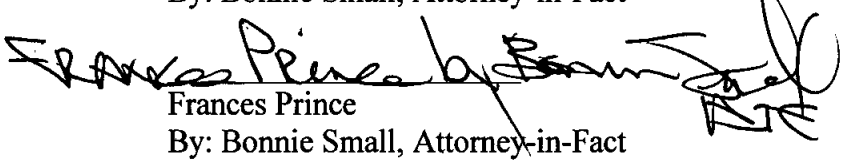
Bonnie Small, Administrator of the
Estate of Sylvia Rose Barish



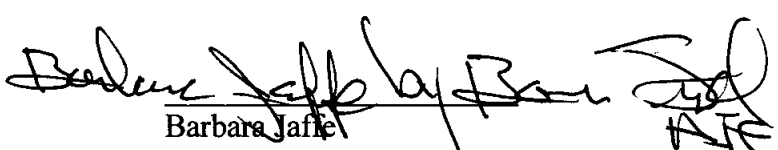
Arlene Newsome
By: Bonnie Small, Attorney-in-Fact



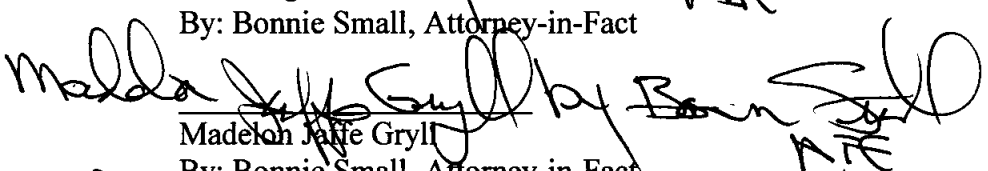
Marla Burns
By: Bonnie Small, Attorney-in-Fact



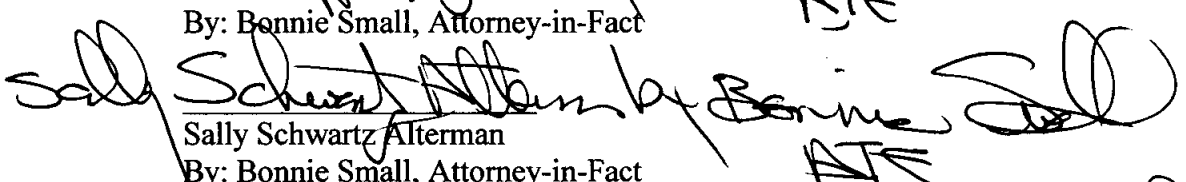
Frances Prince
By: Bonnie Small, Attorney-in-Fact



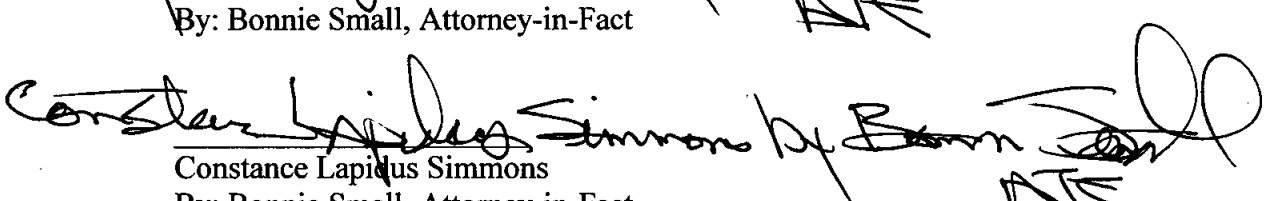
Barbara Jaffe
By: Bonnie Small, Attorney-in-Fact



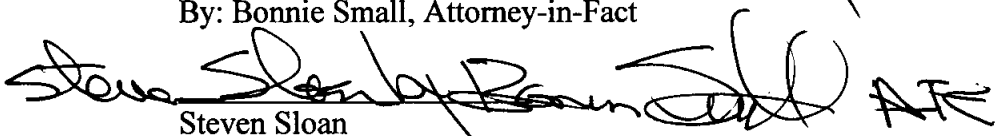
Madelon Jaffe Gryll
By: Bonnie Small, Attorney-in-Fact



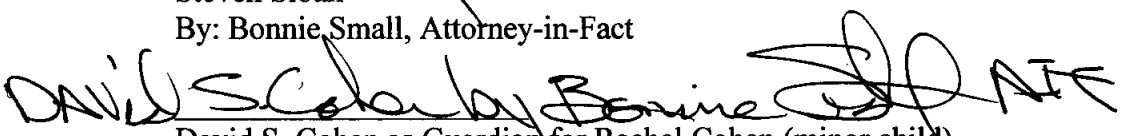
Sally Schwartz Alterman
By: Bonnie Small, Attorney-in-Fact



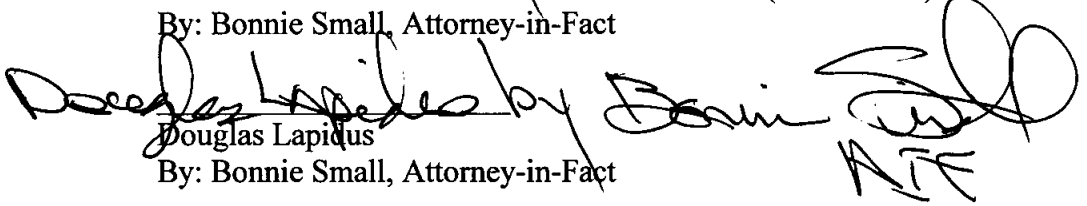
Constance Lapidus Simmons
By: Bonnie Small, Attorney-in-Fact



Steven Sloan
By: Bonnie Small, Attorney-in-Fact



David S. Cohen as Guardian for Rachel Cohen (minor child)
By: Bonnie Small, Attorney-in-Fact



Douglas Lapidus
By: Bonnie Small, Attorney-in-Fact

Susan Lapidus Katz
By: Bonnie Small, Attorney-in-Fact

Jill H. Fondiller
By: Bonnie Small, Attorney-in-Fact

Stuart E. Morrison
By: Bonnie Small, Attorney-in-Fact

Dina Barish, Beneficiary under the Will of
David Barish (who was an heir-at-law
of Sylvia Rose Barish) By:
Bonnie Small, Attorney-in-Fact

State of Tennessee
County of Davidson

On May 29, 2019, before me the undersigned authority, personally appeared **Bonnie Small, Administrator of The Estate of Sylvia Rose Barish, and Bonnie Small, individually** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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, **Bonnie Small,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Arlene Newsome, Marla Burns, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, David S. Cohen (Guardian for Rachel Cohen), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, and Dina Barish,** as Administrator of the Estate of Sylvia Rose Barish, as Attorney-In-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 2019.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 10,000.00

H. Allen Ron Trustee
Affiant

Sworn and subscribed before me on ~~May~~ June 4, 2019.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Wldoc: QC Deed QDoc