Karen Johnson Davidson County
Batch# 258779 DEEDQC
07/19/2019 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190719-0070683

This Instrument Prepared By:
Bass, Berry & Sims (DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
David S. Cohen 553 Harpeth Trace Drive Nashville, TN 37221	Same	103-15-0B-091.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Peggy L. Cohen (a/k/a Peggy Lightman Cohen) ("Decedent") acquired an interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto (the "Property");

WHEREAS, Decedent died testate on September 27, 2016, leaving a validly executed last will and testament dated January 15, 2014 (the "Will"), which has been probated and is properly recorded on Docket Number 16P1760, Probate Court for Davidson County, Tennessee;

WHEREAS, David S. Cohen is the duly qualified and acting executor of Decedent's estate;

WHEREAS, at the time of Decedent's death, Decedent owned a one-third (1/3) undivided interest in the Property; and

WHEREAS, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to David S. Cohen.

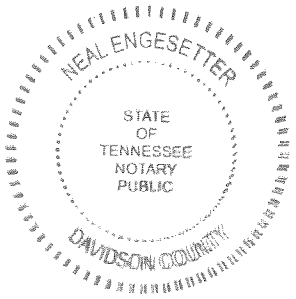
NOW THEREFORE AND PURSUANT TO the authority granted to him as executor under the Will, David S. Cohen, as executor of the ESTATE OF PEGGY L. COHEN, and not further or otherwise, does hereby quitclaim, and by these presents transfer and convey unto DAVID S. COHEN, his heirs and assigns, all of his right, title, and interest, as executor of Decedent's estate, in and to the Property.

This is improved property known as 4487 Post Place, Unit 91, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument effective the 13th day of November, 2017.



ESTATE OF PEGGY L. COHEN:

By: David S. Cohen
Its: Executor

TNDL 043197461
EXP 1-25-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

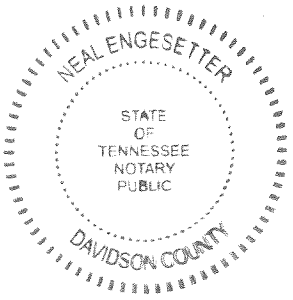
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David S. Cohen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as executor of the estate of Peggy L. Cohen for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2019.

Notary Public

My Commission Expires:

My Commission Expires
November 8, 2022



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

David H. Mayer

Subscribed and sworn to before me this 15 day of July, 2019.

Notary Public

My Commission Expires:

My Commission Expires
November 8, 2022

EXHIBIT A

Unit No. 91 of Lion's Head Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and 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 Peggy Lightman Cohen, Rowena Lightman Levy, and Justina Lightman Goldstein, as equal tenants in common, by Special Warranty Deed from Lions Head Associates, a general partnership, of record in Book 5400, Pages 788-90, Register's Office, Davidson County, Tennessee.

26555594.1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary's Signature

My Commission Expires: Aug. 20, 2019
Notary' Seal (if on paper)

