Karen Johnson Davidson County
Batch# 296196 DEEDQC
10/04/2019 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191004-0101900

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Nassau

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF October 2019.

Notary Public

MY COMMISSION EXPIRES: 4/15/21
(AFFIX SEAL)

ILYSSA S. FUCHS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FU6279098
Qualified In New York County
Commission Expires April 15, 2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Cohen (NAME)	Same (NAME)	081080500000
1618 B N. 6th Ave. (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EZSL HOLDINGS, LLC, A LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ANTHONY COHEN ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being the north 1/2 Lot No. 145, on the Plan of North Nashville Real Estate, of record in Plat Bock 21, page 105, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 145 fronts 25 feet on the easterly side of 6th Ave., North and runs back between lines 182 feet 6 inches on the north line and 182 feet 3 inches, more or less, on the south line, to an alley on which it measures 25 feet.

Being the same property conveyed to EZSL Holdings, LLC, a Limited Liability Company, by Warranty Deed of record in Instrument Number 20191001-0099951, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property commonly known as: 1618 B N 6th Ave., Nashville, TN 37208.

Witness our hands this the 2 day of October, 2019.

EZSL HOLDINGS, LLC

By: Joshua Fitch
Its: Member

EZSL HOLDINGS, LLC

By: Gerald Cohen
Its Member:

STATE OF New York)
COUNTY OF New York)

On this the 2nd day of October, 2019, before me personally appeared **Joshua Fitch**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **EZSL Holdings, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **EZSL Holdings, LLC**, as Member.

Witness my hand and official seal, this the 2nd day of October, 2019.

Notary Public

My Commission Expires: 4/15/21

ILYSSA S. FUCHS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FU6279098
Qualified in New York County
Commission Expires April 15, 20 21

STATE OF New York)
COUNTY OF New York)

On this the 2nd day of October, 2019, before me personally appeared **Gerald Cohen**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **EZSL Holdings, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **EZSL Holdings, LLC**, as Member.

Witness my hand and official seal, this the 2nd day of October, 2019.

Notary Public

My Commission Expires: 4/15/21

ILYSSA S. FUCHS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FU6279098
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Certificate of Authenticity

I, Ryan Terrell, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Ryan Terrell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021