Karen Johnson Davidson County
Batch# 296691 DEEDQC
10/07/2019 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191007-0102151

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Lee Jeffrey Cohen and Camille Cohen
319 Garfield Street
Nashville, TN 37208

SEND TAX BILLS TO:
Lee Jeffrey Cohen and Camille Cohen
319 Garfield Street
Nashville, TN 37208

NEW OWNER'S MAILING ADDRESS:
Lee Jeffrey Cohen and Camille Cohen
319 Garfield Street
Nashville, TN 37208

MAP-PARCEL NUMBER(S): 082 05 0T 004.00

66221143-5152768

QUITCLAIM DEED

THIS INDENTURE, made this [Date] Sep 24, 2019, by and between Lee Jeffrey Cohen, a married man, who acquired title as an unmarried man, hereinafter referred to as "Grantor", and Lee Jeffrey Cohen and Camille Cohen, husband and wife, as Tenants by the Entirety, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Property Address: 319 Garfield Street, Nashville, TN 37208

Being the same property conveyed to Grantor by deed dated February 23, 2017 which deed was recorded at Instrument/Case No. 20170224-0018439 in the Land Records for Davidson County on February 24, 2017.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(A)(i): "Creation or dissolution of a tenancy by the entirety by conveyance from one spouse to the other."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Lee Jeffrey Cohen

Lee Jeffrey Cohen, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] Sept 24, 2019, before me personally appeared Lee Jeffrey Cohen, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL) THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public (Signature of Notary Public)

Thomas D. Larson

(Printed Name of Notary Public)

My Commission Expires: May 3, 2021

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: Drivers ID

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davids

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Lee Jeffrey Cohen

Lee Jeffrey Cohen, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 9/24/2019,

Lee Jeffrey Cohen.

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Thomas D. Larson

(Printed Name of Notary Public)

My Commission Expires: May 3, 2021

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: Drivers ID

Loan No.: 1372313098

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4 ON THE PLAN OF FOURTH & GARFIELD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF FOR FOURTH & GARFIELD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20150807-0079079, AND FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20161228-0136094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BYLAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF 4TH & GARFIELD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, SHOWN ON EXHIBIT "B" TO THE DECLARATION OF PROTECTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20150807-0079079, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne