PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 301009 DEEDWARRSP
10/15/2019 02:32:15 PM 4 pgs
Fees: $23.00 Taxes: $402.38
20191015-0105652

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60713
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee A. Cohen, et ux 4908 Charlotte Avenue Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09115024800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$108,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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 and convey unto **Lee A. Cohen and wife, Deborah J. Cohen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's one-half interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 9 feet of Lot No. 803 and the easterly 20 feet of Lot No. 805 of Block 113 on the plan of West Nashville Number "1" as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of lots 803 and 805 front together 29 feet on the Northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mollie Barish and Esther Magid by Warranty Deed from M.L. Levitan and wife, Rose F. Levitan, dated December 2, 1958 and recorded on December 10, 1958 of record in Book 2858, page 103, Register's Office for Davidson County, Tennessee. By Warranty Deed dated May 6, 1991, recorded on May 7, 1991 of record in Book 8347, page 140, said Register's Office Esther Magid conveyed her one-half undivided interest in subject property to Ralph M. Cohen. The said Ralph M. Cohen has since died. By Executor's Deed dated January 6, 2006, recorded on January 6, 2006, of record in Instrument No. 20060106-0002486, said Register's Office. Dorothy C. Kohnstamm, Executrix of the estate of Ralph Max Cohen, a/k/a Ralph M. Cohen, conveyed subject property to Lee Alan Cohen, Mark Eric Cohen, Jay Stephen Cohen and Lisa Ann Cohen, as tenants in common. By Quitclaim Deed dated March 2, 2007, recorded March 6, 2007, of record in Instrument No. 20070306-0027789, said Register's Office, Marc Eric Cohen, Jay Stephen Cohen and Lisa Ann Cohen conveyed their interest in subject property to Lee A. Cohen. The said Mollie Barish has since died. The Last Will and Testament of Mollie Y. Barish, of record in Will Book 236, page 154 , in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Sylvia Rose Barish. 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office.

This is unimproved property, known as 4904 Charlotte Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 11th day of October, 2019.

Bonnie Small, individually

Bonnie Small, Administrator of the
Estate of Sylvia Rose Barish

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

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

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

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

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

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

Constance (Connie) Lapidus Simmons by Bonnie Small ATF
Constance (Connie) 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 J. 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 this 11th day of October, 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.

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

Notary

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 (Connie) Lapidus Simmons, Steven Sloan, David S. Cohen (Guardian for Rachel Cohen), Douglas J. 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 11th day of October, 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 declares under oath that the actual consideration or value, whichever is greater, for this transfer is: 108,750.00.

Affiant

Sworn and subscribed before me this 11th day of Oct, 2019

Notary

My Commission Expires:

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