Karen Johnson Davidson County
Batch# 302855 DEEDQC
10/18/2019 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191018-0107149

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SAMONE UNIQUE ANDERSON
Notary Public - California
Los Angeles County
Commission # 2295250
My Comm. Expires Jun 28, 2023

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, et al. (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,

ANTHONY COHEN ("GRANTOR")

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

ANTHONY COHEN, GERALD COHEN AND JOSHUA FITCH, ALL TENNANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEE")

THEIR 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 Book 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 Anthony Cohen, by Quitclaim Deed of record in Instrument Number 20191004-0101900, 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 my hand this the 16 day of October, 2019.

Anthony Cohen

STATE OF California
COUNTY OF Los Angeles

On this the 16 day of October, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anthony 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 for the purposes therein contained.

Witness my hand and official seal, this the 16 day of October, 2019.

Samone Anderson
Notary Public

My Commission Expires:

SAMONE UNIQUE ANDERSON
Notary Public - California
Los Angeles County
Commission # 2295250
My Comm. Expires Jun 28, 2023

True Copy Certification

I, Laura Mitchell, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY