Karen Johnson Davidson County
Batch# 323083 DEEDQC
12/02/2019 12:56:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20191202-0123672

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 25th day of November, 2019.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
H. Edward Cohen, et al., Trustees 4215 Harding Pike, Unit #511 Nashville, Tennessee 37205	-SAME-	105 11 0 273.00 105 11 0 274.00

DEED OF CORRECTION

Explanation of Correction:

A certain deed recorded in the Register's Office for Davidson County, Tennessee, contained an error (consisting of an incomplete property description) that needs to be corrected, to wit:

1. The Deed in need of correction is described below.

   Trustee's Quitclaim Deed recorded on October 30, 2018, from Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, as grantor, to Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, as grantees, of record as Instrument No. 20181030-0107189, Register's Office for Davidson County, Tennessee.

2. **Matter Needing Correction**:

The Parcels known as 516-518 Benton Avenue, Nashville, Davidson County, Tennessee, which are listed as Davidson County tax map 105 11 0, parcels 273.00 and 274.00, contain an incomplete description of said parcels.

Here is the (incomplete) property description contained in the aforesaid deed:

516-518 Benton Avenue, Nashville Map 105 11 0, Parcels 073.00 and 274.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 34 in John W. Morton's First Subdivision of Vine Hill as of record in Book 161, Page 12, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Frieda Cohen and Julian M. Cohen by deed from Annie Baumgartner, John Harper Baumgartner, Jr. Edith Baumgartner Harrell, Dorothy Louise Baumgartner and Birdie Marie Baumgartner, of record in Book 2925, page 297, Register's Office for Davidson County, Tennessee. Mrs. Frieda Cohen predeceased Julian M. Cohen on May 18, 1979 and devised her entire interest in subject property to Julian M. Cohen by Will of record in Will Book 127, Page 333, Probate Court Clerk's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

Also being the same property conveyed to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, by Executor's Quitclaim Deed from Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased, of record as Instrument No. 20050131-0010804, Register's Office for Davidson County, Tennessee.

Barbara S. Cohen resigned as Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, on July 14, 2017, and therefore Eddie Cohen and Sandy Cohen became the successor Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased.

Here is the corrected, complete property description that should be included in the deed described in Paragraph 1. hereinabove.

516-518 Benton Avenue, Nashville Map 105 11 0, Parcels 073.00 and 274.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lots 34 and 35 in John W. Morton's First Subdivision of Vine Hill as of record in Book 161, Page 12, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Frieda Cohen and Julian M. Cohen by deed from Annie Baumgartner, John Harper Baumgartner, Jr. Edith Baumgartner Harrell, Dorothy Louise Baumgartner and Birdie Marie Baumgartner, of record in Book 2925, page 297, Register's Office for Davidson County, Tennessee. Mrs. Frieda Cohen predeceased Julian M. Cohen on May 18, 1979 and devised her entire interest in subject property to Julian M. Cohen by Will of record in Will Book 127, Page 333, Probate Court Clerk's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

Also being the same property conveyed to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, by Executor's Quitclaim Deed from Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased, of record as Instrument No. 20050131-0010804, Register's Office for Davidson County, Tennessee.

Barbara S. Cohen resigned as Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, on July 14, 2017, and therefore Eddie Cohen and Sandy Cohen became the successor Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased.

Corrected Deed of Conveyance

KNOW ALL PERSONS by these presents that **Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased (the "Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Eddie Cohen and Sandy Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased,** hereinafter called the Grantees, and their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all right, title and interest of the Trust in and to the following tracts or parcels of land in the State of Tennessee:

516-518 Benton Avenue, Nashville Map 105 11 0, Parcels 073.00 and 274.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lots 34 and 35 in John W. Morton's First Subdivision of Vine Hill as of record in Book 161, Page 12, Register's Office for said County. Said Lot No. 34 fronts 50 feet on the northerly side of Benton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mrs. Frieda Cohen and Julian M. Cohen by deed from Annie Baumgartner, John Harper Baumgartner, Jr. Edith Baumgartner Harrell, Dorothy Louise Baumgartner and Birdie Marie Baumgartner, of record in Book 2925, page 297, Register's Office for Davidson County, Tennessee. Mrs. Frieda Cohen predeceased Julian M. Cohen on May 18, 1979 and devised her entire interest in subject property to Julian M. Cohen by Will of record in Will Book 127, Page 333, Probate Court Clerk's Office for Davidson County, Tennessee. Julian M. Cohen subsequently died and devised his entire interest in subject property to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen by Will of record in Will Book 5563, Page 1376028, Probate Court Clerk's Office for Davidson County, Tennessee.

Also being the same property conveyed to Barbara S. Cohen and Eddie Cohen, Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, by Executor's Quitclaim Deed from Barbara S. Cohen, Executor of the Estate of Julian M. Cohen, deceased, of record as Instrument No. 20050131-0010804, Register's Office for Davidson County, Tennessee.

Barbara S. Cohen resigned as Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased, on July 14, 2017, and therefore Eddie Cohen and Sandy Cohen became the successor Trustees of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased.

This is unimproved property known as 516-518 Benton Avenue, Nashville, Davidson County, Tennessee 37204.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 27th day of November, 2019.

Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased

By: _____
Eddie Cohen, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eddie Cohen, Co-Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2019.

My Commission Expires: 3/08/2021

_____
Notary Public

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Sandy Cohen

Sandy Cohen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandy Cohen, Co-Trustee of the Julian M. Cohen Residuary Trust under Will of Julian M. Cohen, deceased**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November, 2019.

My Commission Expires: MOBLEY

JEFFREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

