PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 368635 **DEEDWARRSP**
03/06/2020 02:32:02 PM 4 pgs
Fees: $23.00 Taxes: $55.50
20200306-0025617

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60880
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Prime Nashville, LLC 1019 Whites Creek Pike Nashville, TN 37207	NEW OWNER

TAX MAP PARCEL NUMBERS: 09207032500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$15,000.00**, 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**, has bargained and sold, and by these presents does hereby transfer and convey unto **Prime Nashville, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly one half of Lot No. 6 in E. C. Scruggs Subdivision of Lots Nos. 17 to 22 inclusive in Bostic's third Addition to Nashville, Tennessee, a plan of which subdivision is recorded in Book No. 161, page 41, Register's Office for said County.

Said one half of Lot No. 6 fronts 35 feet of the westerly side of Parrish Street, now known as Fisk Street, and extends back westerly between parallel lines and with the northerly line of Lot No. 7, 90 feet to a 14 foot alley in the rear.

Being the same property conveyed to Al Barish and wife Mollie Barish by Warranty Deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, dated May 11, 1971 and recorded on May 28, 1971 of record in Book 4505, page 857, Register's Office for Davidson County, Tennessee. The said Al Barish and Mollie Barish have since died with Al Barish predeceasing Molly Barish. The Last Will and Testament of Molly Y. Barish of record in Will Book 236, page 154 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, devised all 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 2020, and subsequent years; All Matters shown on the Plan of record in Book 161, page 41, said Register's Office.

This is unimproved property, known as 821 Fisk Street, Nashville, TN 37203

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 4th day of March, 2020.

Bonnie Small, individually

Bonnie Small, Administrator of the
Estate of Sylvia Rose Barish

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

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

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

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

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

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

Constance Lapidus Simmons by Bonnie Small AIF
Constance (Connie) Lapidus Simmons
By: Bonnie Small, Attorney-in-Fact

Steven Sloan by Bonnie Small ATF
Steven Sloan
By: Bonnie Small, Attorney-in-Fact

David S. Cohen by Bonnie Small ATF
David S. Cohen as Guardian for Rachel Cohen (minor child)
By: Bonnie Small, Attorney-in-Fact

Douglas J. Lapidus by Bonnie Small ATF
Douglas J. Lapidus
By: Bonnie Small, Attorney-in-Fact

Susan Lapidus Katz by Bonnie Small ATF
Susan Lapidus Katz
By: Bonnie Small, Attorney-in-Fact

Jill H. Fondiller by Bonnie Small ATF
Jill H. Fondiller
By: Bonnie Small, Attorney-in-Fact

Stuart E. Morrison by Bonnie Small ATF
Stuart E. Morrison
By: Bonnie Small, Attorney-in-Fact

Dina Barish by Bonnie Small ATF
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 4th day of March, 2020, 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 4th day of March, 2020.

Notary Public

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

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: $15,000.00.

Affiant

Sworn and subscribed before me this 4th day of March, 2020.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022