PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 518041 DEEDWARRSP
11/17/2020 04:11:35 PM 5 pgs
Fees: $28.00 Taxes: $462.50
20201117-0135542

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61499
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Regal Homes, Co. 290 Ed Harris Rd Ashland City, TN 37015	NEW OWNER

TAX MAP PARCEL NUMBERS: 10302016500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Estate of Sylvia Rose Barish**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regal Homes, Co.** 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:**

Being a tract of land in Nashville, Davidson County Tennessee and being more particularly described as follows;

Beginning at a ½" Iron Rod capped Elliott on the eastern right-of-way of White Bridge Pike (R.O.W. Varies), said Iron Rod being the southwestern corner of the O.I.C. West End Terrace Condominiums property as of record in Plat Book 6657, Page 549, Register's Office for Davidson County, Tn (R.O.D.C.T.);

Thence leaving said right-of-way and with the southern line of said O.I.C. West End Terrace Condominiums property South 81 degrees 40 minutes 10 seconds East, 356.15 feet to a ½" Iron Rod capped Elliott on the northern line of the John & Emilee Morgan property as of record in Deed Book 20190214 0013940 R.O.D.C.T.;

Thence leaving said O.I.C. West End Terrace Condominiums property and with the northern line of said John & Emilee Morgan property South 82 degrees 58 minutes 14 seconds West, 163.49 feet to a ½" Iron Rod at the northeast corner of the O.I.C. Homes at 266 White Bridge Pike property as of record in MA-20170803 0079438 R.O.D.C.T.;

Thence leaving said John & Emilee Morgan property and with the north line of said O.I.C. Homes at 266 White Bridge Pike property South 85 degrees 03 minutes 14 seconds West, 180.13 feet to a Magnetic Nail labeled Elliott Survey on said eastern right-of-way of White Bridge Pike;

Thence leaving said O.I.C. Homes at 266 White Bridge Pike property and with said right-of-way North 06 degrees 58 minutes 57 seconds West, 87.79 feet to the point of beginning, said tract of land herein described containing 0.358 acres more or less and being according to a boundary survey performed by Clint Elliott Survey dated 10-8-2020, Jason Garrett TN RLS # 2861.

Attached hereto, as Exhibit A, is the survey pertaining to subject property, done by Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203 by Jason A. Garrett Tennessee No. 2861, dated October 8, 2020.

Being the same property conveyed to Sylvia Barish by Warranty Deed from Margaret Green, now known as Margaret Green Wright, an unmarried person, as devisee under the will of J. L Green, deceased, of record in Will Bill 67, page 396, Probate Court Clerks Office for Davidson County, Tennessee, dated May 8, 1996 and recorded on May 13, 1996 of record in Book 10048, page 255, Register's Office for Davidson County, Tennessee. 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 2021, and subsequent years; All Matters shown on the Plan of record in Book 161, page 164, said Register's Office.

This is improved property, known as 268 White Bridge Pike, 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 13th day of November, 2020.

Bonnie Small, individually

Bonnie Small, Administrator of the
Estate of Sylvia Rose Barish

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

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

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

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

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

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

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 13th day of November, 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.

Notary

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

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 13th day of November, 2020.

Notary Public

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

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: $125,000.00.

Affiant

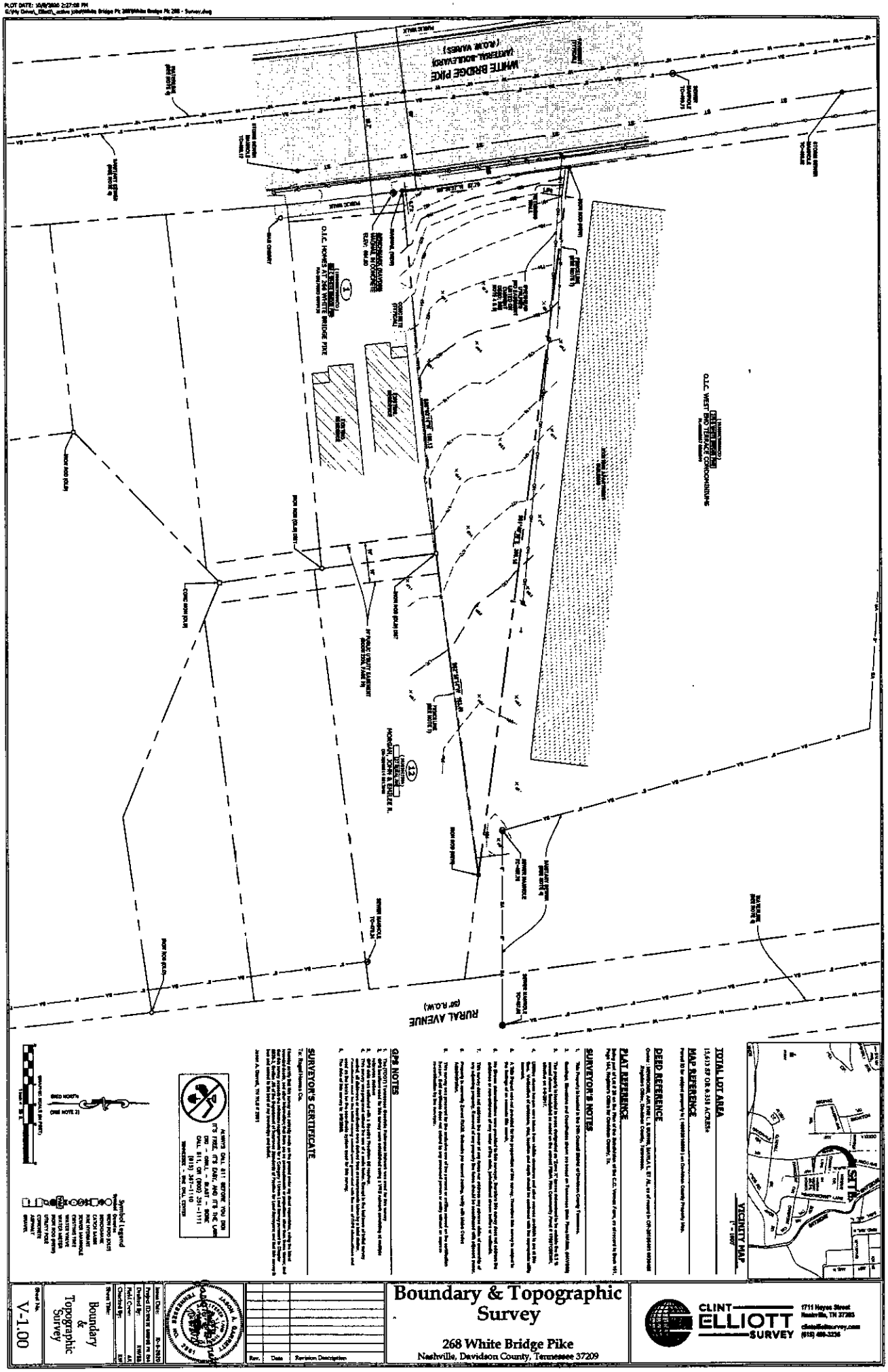
Sworn and subscribed before me this 13th day of November, 2020.

Notary

My Commission Expires: _____

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

EXHIBIT A



Boundary & Topographic Survey

268 White Bridge Pike
Nashville, Davidson County, Tennessee 37209

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clint@elliottsurvey.com
(615) 496-3256

Rev.	Date	Revision Description

Issue Date: 8-3-2020
Project ID Number: 18048 TN 00
Drafted by: RWB
Field Crew:
Checked by: JAE

Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00