This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 611084 DEEDQC
04/08/2021 03:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210408-0047188

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.\

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Steven R. Cohen and Richard Cohen	Same	049-10-0A-069-0
483 Parmley Drive	" "	
Nashville, TN 37207	" "	
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. P. O. Box 663 Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ 0.00. Affiant Subscribed and sworn to before me, this the 2nd day of April, 2021. Notary Public Kelly Slagle My commission expires: 3/6/24	

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **Steven R. Cohen,** Grantor" by these presents, does hereby quitclaim and convey unto **Steven R. Cohen, unmarried and Richard Cohen, a married man, as tenants in common with the right of survivorship,** Grantee", her successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Parmley Cove, Phase III, of record in Instrument 20160913-0096212, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Cohen, an unmarried man by Deed of record in Instrument # 20210406-0045236, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 483 Parmley Drive, Nashville, TN 37027

Witness my hand this 2nd day of April, 2021.

Grantor- **Steven R. Cohen**

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd day of April, 2021, before me personally appeared **Steven R. Cohen**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand at office this 2nd day of April, 2021.

Notary Public

My Commission Expires 3/21/22

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Seal (if on paper)

My commission expires: 7/2/2024

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