QUITCLAIM DEED

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

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

R-SB-CP-21-2237

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Birch Stanley and Robin Stanley	new owner	
(NAME)	(NAME)	**083-03-4N-002.00-CO**
2237 Greenwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **STEVEN BARRY COHEN AND LAURIE PALFREYMAN COHEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY BIRCH STANLEY AND ROBIN STANLEY (AKA ROBIN MICHAEL STANLEY), WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 2237 Greenwood Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20181207-0119720 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Birch Stanley and Robin Michael Stanley, wife and husband, and Steven Barry Cohen and Laurie Palfreyman Cohen, husband and wife, as Tenants in Common with the right of Survivorship by Warranty deed from Burkett Homes, LLC., A Tennessee Corporatation of record in Instrument No. 20200228-0022547 Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on February 28, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2237 Greenwood Ave, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 611990 **DEEDQC**
04/09/2021 03:02:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210409-0047733

Witness my/our hand(s) this the 2 day of April, 2021.

Steven Barry Cohen

Laurie Palfreyman Cohen

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN BARRY 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of April, 2021.

Notary Public
My Commission Expires: 15Sept21
(SEAL)

AMY D. HAYES STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE PALFREYMAN 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of April, 2021.

Notary Public
My Commission Expires: 15Sept21
(SEAL)

AMY D. HAYES STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

RETURN TO:
Kelly and Robin Stanley
2237 Greenwood Ave
Nashville, TN 37206