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# 621995 DEEDWARRSP
04/23/2021 03:22:12 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20210423-0054800

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61687
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Albion Partners, LLC 3824 Whitland Ave. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 09108023400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00**, 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 **Albion Partners, 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 parts of Lots Nos. 31 and 32 on the map of a Re-Arrangement of certain lots in Clifton Subdivision, as of record in Book 1130, page 52, Register's Office for said County, the original plan of Clifton Subdivision being of record in Book 161, page 80, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of a proposed alley, said point being 55 feet southerly from the southerly margin of Albion Street, the southeasterly corner of the property conveyed to Pecolia Simmons by deed of record in Book 1415, page 21 Register's Office for said County; thence westerly with Simmons' southerly line 70 feet to his southwest corner, being also the east line of the land of Ernest Stephens; said point being 55 feet southerly from Albion Street; thence southerly with Stephens' easterly line 36.4 feet to a point, Stephens' southeast corner; thence westerly with Stephens' southerly line 43 feet to a point in the easterly line of the right-of-way of the N.C. & St. L. Railway; thence in a southeasterly direction, with the margin of said right-of-way, 233.2 feet to a point; thence easterly 50.7 feet to a point in the margin of said proposed alley on the plan; thence northwesterly with the westerly margin of said alley, 241 feet to the beginning.

Being the same property conveyed to Al Barish and wife Molly Barish by Warranty Deed from Lottie Miller Hannah, a widow, dated July 20, 1966 and recorded on July 28, 1966 of record in Book 4040, page 444, Register's Office for Dvidson County, Tennessee. The said Al Barish and Molly (Mollie) Barish have since died; with Al Barish predeceasing Mollie Barish. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154 in the Seventh Circuit Cort 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 2021, and subsequent years; All matters shown on the Plan of record in Book 1130, page 52, said Register's Office. Subject to the right-of-way of the N.C. & St. L. Railway (now CSX Transportation). Lack of direct access to a public dedicated right-of-way. Access is by alley only.

This is unimproved property, known as 0 Albion Street, 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 22nd day of April, 2021.

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

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

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

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

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

Dina Barish by Bonnie Small AIF
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 22nd day of April, 2021, 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 22nd day of April, 2021.

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

Notary Public

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: $140,000.00.

Affiant

Sworn and subscribed before me this 21st day of April, 2021.

Notary

My Commission Expires:

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