AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 534656193-60238190

Karen Johnson Davidson County
Batch# 698663 DEEDQC
08/17/2021 09:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210817-0110786

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 081-12-0B-444.00-C

QUIT CLAIM DEED

THIS DEED made and entered into on this 27 day of July, 2021, by and between **Michael A. Cohen and Mary Cohen, husband and wife**, a mailing address of 238 Los Banos Avenue, Walnut Creek, CA 94598, hereinafter referred to as Grantor(s) and **Michael Andrew Cohen and Mary Christianna Cohen, as trustees of the Michael Cohen and Mary Cohen Joint Trust, dated** July 29, 2016, a mailing address of 238 Los Banos Avenue, Walnut Creek, CA 94598, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 206, PHASE IV OF THE WERTHAN LOFTS IV & V CONDOMINIUMS, A CONDOMINIUM ESTABLISHED PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, T.C.A. 66-27-101, BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-006776, AS AMENDED IN INSTRUMENT NOS. 20071220-0146056 AND 20080118-006036, AND FURTHER AMENDED IN INSTRUMENT NO. 20080211-0013846, INSTRUMENT NO. 20090421-0036270, INSTRUMENT NO. 20 II 0609-0044280, INSTRUMENT NO. 20110713-0053571, AND INSTRUMENT NO. 20120723-0064381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO BEING LOCATED ON LOT NO. 2 OF THE FINAL PLAT OF WERTHAN LOFTS OF RECORD IN INSTRUMENT NO. 2007103-0001325, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION.

Also known as: 1350 Rosa L. Parks Blvd, Apt 206, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to Michael A. Cohen and Mary Cohen from Donald R. McNicholas and Patricia I. McNicholas in a prior Deed recorded under Instrument No. 20181018-0103409, recorded on 10/18/2018 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 081-12-0B-444.00-C

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael A. Cohen

Mary Cohen

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Michael A. Cohen and Mary Cohen, the within named bargainer, 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, at offices, the _____ day of _____, _____.

See attached Calif Ack
Notary Public
My Commission expires: _____

CALIFORNIA ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California

County of Contra Costa

On July 29, 2021 before me, J. Christie, Notary Public
(insert name and title of the officer)

personally appeared Michael A. Cohen, Mary Cohen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. CHRISTIE
Notary Public - California
Contra Costa County
Commission # 2332541
My Comm. Expires Aug 27, 2024

Signature J. Christie (Seal)

Document Title Quit Claim Deed

202108170110786

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

See attached Calif Jurat
Notary Public
My Commission Expires:_____

Name and address for person(s) responsible for taxes:

Michael Andrew Cohen and Mary Christianna Cohen
238 Los Banos Avenue
Walnut Creek, CA 94598

Name and address of property owner:

Michael Andrew Cohen and Mary Christianna Cohen
238 Los Banos Avenue
Walnut Creek, CA 94598

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 29TH day of July 2021

by Michael A. Cohen

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature J. Christie (Seal)

J. CHRISTIE
Notary Public - California
Contra Costa County
Commission # 2332541
My Comm. Expires Aug 27, 2024

Title of Document Valuation Affidavit

202108170110786

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 7/29/2021 and authenticated according to law.

Dated: 8/16/2021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 16TH day of August, 2021, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025