Karen Johnson Davidson County
Batch# 757281 DEEDWARRSP
11/17/2021 03:42:38 PM 10 pgs
Fees: $53.00 Taxes: $6,391.35
20211117-0153349

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke **205 17th Avenue North,** **Suite 201** **Nashville, TN 37203**	**Charles E. Cooke** **205 17th Avenue North,** **Suite 201** **Nashville, TN 37203**	**Map-Par. 091-14-0-183.00** **Map-Par. 091-14-0-180.00** **Map-Par. 091-14-0-181.00** **Map-Par. 091-14-0-186.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ERNEST BRODSKY, DAVID SIGAL, CHARLES ELLIOTT SIGAL AND JOAN M. MEHLMAN, CO-TRUSTEES OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009** (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey their entire Eighty Percent (80%) undivided interest unto **CHARLES E. COOKE** (referred to hereinafter as "Grantee"), his heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). **The Property is improved property also known as 5605 Charlotte Pike, 360 and 362 White Bridge Road and 309 Orlando Avenue, Nashville, Tennessee, 37209.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for (1) Davidson County property taxes for 2022 and subsequent assessments; (2) matters shown on the Plan of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee; (3) Right-of-Way Easement of record in Book 5015, page 656, Register's Office for Davidson County, Tennessee; and (4) the matters shown on the plat of survey prepared by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated July 3, 2021, last revised November 3, 2021, and designated as Job No. 21093.

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AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming, by, through, or under Grantors, but not otherwise or further.

[Signatures continued on following pages]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of this 16th day of November, 2021.

GRANTOR:

ERNEST BRODSKY, CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009

STATE OF Florida)
COUNTY OF Duval)

Personally appeared before me, Zachary Roth, a Notary Public in and for said State and County, the within named **ERNEST BRODSKY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be **CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009**, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Co-Trustee.

WITNESS my hand, at office, this 26th day of October 2021.

Notary Public

My Commission expires: Sept. 21, 2025

ZACHARY ROTH
Commission # HH 138702
Expires September 21, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

GRANTOR:

David Sigal

DAVID SIGAL, CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009

STATE OF New York
COUNTY OF Nassau)

Personally appeared before me, Ross Andrus, a Notary Public in and for said State and County, the within named **DAVID SIGAL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be **CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009**, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Co-Trustee.

WITNESS my hand, at office, this 4th day of November 2021.

Notary Public

My Commission expires: 12/16/2021

ROSS O ANDRUS
Notary Public – State of New York
NO. 01AN6293591
Qualified in Nassau County
My Commission Expires Dec 16, 2021

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

GRANTOR:

CHARLES ELLIOTT SIGAL, CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009

STATE OF California
COUNTY OF Monterey

Personally appeared before me, Sara Pecciarti, a Notary Public in and for said State and County, the within named **CHARLES ELLIOTT SIGAL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be **CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009**, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Co-Trustee.

WITNESS my hand, at office, this 21st day of October 2021.

Sara Pecciarti
Notary Public

My Commission expires: Sept. 28, 2022

SARA PECCIANTI
Notary Public - California
Monterey County
Commission # 2260316
My Comm. Expires Sep 28, 2022

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

GRANTOR:

Joan M Mehlman

JOAN M. MEHLMAN, CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said State and County, the within named **JOAN M. MEHLMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be **CO-TRUSTEE OF THE MARVIN J. ROSENBLUM GENERATION SKIPPING TRUST, AS SET FORTH IN ARTICLE VI OF THE MARVIN J. ROSENBLUM LIVING TRUST, EXECUTED PREVIOUSLY AND AMENDED BY AMENDMENT NO. 1 ON NOVEMBER 24, 2008, AND AMENDED AND RESTATED AS OF OCTOBER 31, 2009**, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such Co-Trustee.

WITNESS my hand, at office, this 28th day of October 2021.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires: March 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,727,391.15

AFFIANT

Subscribed and sworn to before me, this 16 day of Nov, 2021.

NOTARY PUBLIC

My Commission Expires: MAR. 2, 2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-02-2025

EXHIBIT A
(Property Description)

TRACT 1:

Land in Davidson County, Tennessee, being part of Block Number 14 on the map of the C. C. Vernon Farm as of record in Plat Book 161, page 164 in the Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of the Charlotte Pike or Avenue at a point 50 feet westerly from the westerly margin of Orlando Avenue, being George McMillan's N.W. corner; thence with his westerly line southerly 159 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley Westerly 163 feet to J. L. Green's Southeast corner, thence with his Easterly line northerly 159 feet, more or less, to the southerly margin of Charlotte Avenue; thence with the southerly margin of Charlotte Avenue easterly 163 feet to the beginning.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property taken by The Metropolitan Government of Nashville and Davidson County, Tennessee, by Order Sustaining Condemnation Petition of record in Book 5015, Page 656, said Register's Office.

(Map 91-14/Parcel 183)

TRACT 2:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way of the southerly 50 feet of the westerly part of Lot No. 14, on the map of the C.C. Vernon Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said remainder being part of Lot No. 14 fronts 51.90 feet on the new relocated easterly margin of Briley Parkway (White Bridge Road) and runs back 61.40 feet on the south line and 37.40 feet on the north line to an alley in the rear on which it measures 50.0 feet thereon.

(Map 91-14/Parcel 180)

TRACT 3:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way of Map 91-14, Parcel 181 as shown on the 11th Edition of the Real Estate Atlas of Davidson County, Tennessee, the same being part of Lot No. 14 on the map of the C. C. Vernon Farm as of record in Book 161, page 164, Register's Office for said County, and being more particularly described as follows:

Said remainder fronts 51.90 feet on the new relocated easterly margin of Briley Parkway (White Bridge Road), and runs back 37.40 feet on the south line and 24.40 feet on the north line to an alley in the rear on which it measures 50 feet thereon.

(Map 91-14/Parcel 181)

TRACT 4:

Land in Davidson County, Tennessee, being part of lot or block 14 on the map of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, and being more particularly described as follows:

Being on the westerly margin of Orlando Avenue, at the southeast corner of the property conveyed to W. H. McCall by deed from J. W. Dotson and wife, of record in Book 731, page 255 said Register's Office, thence with his southerly line, westwardly 140 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet to the northerly margin of another alley; thence with the said last mentioned alley, eastwardly 140 feet to the westerly margin of Orlando Avenue; thence with said Avenue, northwardly 50 feet to the beginning.

(Map 91-14/Parcel 186)

Being the same property conveyed to Ernest Brodsky, David Sigal, Charles Elliott Sigal and Joan M. Mehlman, Co-Trustees of the Marvin J. Rosenblum Generation Skipping Trust, as set forth in Article VI of the Marvin J. Rosenblum Living Trust, executed previously and amended by Amendment No. 1 on November 24, 2008, and amended and restated as of October 31, 2009, as to an Eighty Percent (80%) undivided interest by Executor's Deed from Ernest Brodsky, David Sigal, Charles Elliott Sigal and Joan M. Mehlman, Co-Executors under the Last Will and Testament of Marvin J. Rosenblum, deceased, dated March 16, 2012 by Instrument No. 20120316-0022841 and corrected on September 19, 2012 by Executor's Deed of Correction of record in Instrument No. 20120919-0085279, said Register's Office.