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

Karen Johnson Davidson County
Batch# 757283 DEEDQC
11/17/2021 03:45:26 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20211117-0153354

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**Charles E. Cooke** **205 17th Avenue North,** **Suite 201** **Nashville, TN 37201**	**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 all of Grantors' right, title and interest in and to an Eighty Percent (80%) undivided interest unto **CHARLES E. COOKE** (referred to hereinafter as "Grantee"), his heirs and assigns forever, the following described tracts or parcels of land located in Davidson County, Tennessee, described with greater particularity in **Exhibit A**, attached and incorporated

by reference. This is improved property **also known as 5605 Charlotte Pike, 360 and 362 White Bridge Road and 309 Orlando Avenue, Nashville, Tennessee, 37209** (the "Property").

The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

[Signatures continued on next page]

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 QUITCLAIM 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 QUITCLAIM 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 Peccianti, 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.

Notary Public

My Commission expires: 9/28/2022

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

[SIGNATURE PAGE TO QUITCLAIM 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

My Commission expires: March 8, 2022

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

100597534.2

100597534.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

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

NOTARY PUBLIC

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

My Commission Expires:

MAR. 2, 2025

EXHIBIT A

LEGAL DESCRIPTIONS

BEING A TRACT OF LAND LYING IN THE 24TH COUCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOCATED BETWEEN THE INTERSECTION OF EASTERLY MARGIN OF WHITE BRIDGE PIKE, THE SOUTHERLY MARGIN OF CHARLOTTE PIKE, LYING ON THE WESTERLY MARGIN OF ORLANDO AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF CHARLOTTE PIKE AND THE WESTERLY MARGIN OF ORLANDO AVENUE;

THENCE, WITH SAID MARGIN OF ORLANDO AVENUE, NORTH 16°11'48" WEST, 255.41 FEET, TO A P.K. NAIL AT THE INTERSECTION OF SAID MARGIN OF ORLANDO AVENUE AND THE NORTHERLY MARGIN OF ALLEY NO. 1524;

THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY NO. 1524, NORTH 72°53'23" EAST, 193.38 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF WHITE BRIDGE PIKE;

THENCE, WITH SAID MARGIN OF WHITE BRIDGE PIKE, SOUTH 00° 46'36" EAST, 235.11 FEET TO AN IRON PIN;

THENCE, CONTINUING WITH SAID MARGIN OF WHITE BRIDGE PIKE, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°52'29", A RADIUS OF 44.00 FEET, A TANGENT OF 33.69 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 36°39'45" WEST, 53.49 FEET, AND A LENGTH OF 57.50 FEET TO A POINT ON THE SOUTHERLY MARGIN OF CHARLOTTE PIKE;

THENCE, SOUTH 74°05'42" WEST, 88.20 FEET TO THE POINT OF BEGINNING, CONTAINING 40,288.68 SQUARE FEET OR 0.92 ACRES.

BEING PART OF 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, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE SAME DESCRIPTION USED IN THE LAST DEEDS OF RECORD. THE DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM A 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.