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 5 pgs
Fees: $27.00 Taxes: $0.00
20211117-0153355

QUITCLAIM DEED

Address New Owner:	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, **LAURA SILVERMAN FENNER A/K/A LAURA SILVERMAN** (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey all of Grantor's right, title and interest in and to a Twenty Percent (20%) 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.

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

GRANTOR:

Laura S Silverman

LAURA SILVERMAN FENNER
A/K/A LAURA SILVERMAN

STATE OF Ohio)
COUNTY OF Cuyahoga)

Personally appeared before me, William Marks, a Notary Public in and for said State and County, **LAURA SILVERMAN FENNER A/K/A LAURA SILVERMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of October 2021.

Notary Public

My Commission expires: 2.27.23



WILLIAM D. MARKS JR.
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 2/27/2023

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 NOVEMBER, 2021.

NOTARY PUBLIC

GUY MILLER HOGAN II
STATE 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 LAURA SILVERMAN FENNER, AS TO A TWENTY PERCENT (20%) UNDIVIDED INTEREST BY QUITCLAIM DEED FROM ROSE ROSENBLUM SILVERMAN DATED DECEMBER 12, 2000, BY INSTRUMENT NO. 20001212-0122234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LAURA SILVERMAN FENNER IS ALSO KNOWN AS LAURA SILVERMAN.

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.