Karen Johnson Davidson County
Batch# 815591 DEEDQC
03/04/2022 11:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220304-0025039

Dear Davidson County Register of Deeds

RE: 805 Petway Ave., Nashville, TN 37206

FROM: Alka V. Cohen, Trustee, Alka V. Cohen Revocable Trust DTD 03/19/2003

TO: Alka V. Cohen, a married person

Assessor's Parcel Number: 08204030800

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 5 pages *$5.00 per page (Minimum $10.00): $ 25.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 27.00

DR1 71932851QC202010106

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Alka V. Cohen
659 Spring Manor Cv. N, Eads, TN 38028

Real Estate Tax ID Number: **08204030800**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided. 71932851-8171808

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 11 day of February, 2022, by and between **Alka V. Cohen, Trustee, Alka V. Cohen Revocable Trust DTD 03/19/2003**, whose post office address is **659 Spring Manor Cv. N, Eads, TN 38028,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Alka V. Cohen, a married person**, whose post office address is, **659 Spring Manor Cv. N, Eads, TN 38028,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71932851QC202010206

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 805 Petway Ave., Nashville, TN 37206

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71932851QC202010306

Alka V. Cohen Revocable Trust DTD 03/19/2003

By: Alka V Cohen (SEAL)
Alka V. Cohen
Trustee

STATE OF TENNESSEE

COUNTY Shelby, to wit:

Personally appeared before me, a Notary Public of said county and State, **Alka V. Cohen, Trustee,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: YANNETTA MOHAMMED

Commission Expiration Date: 01-19-25

YANNETTA MOHAMMED
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

DR1 71932851QC202010406

202203040025039

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Shelby **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Alka V Cohen **(SEAL)**

Alka V. Cohen

Subscribed and sworn to before me on this the 11 **day of** February, **20** 22.

Notary Public

NAME: Yannetta Mohammed

My Commission Expires: 01-19-25

YANNETTA MOHAMMED
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

DR1 71932851QC202010506

202203040025039

EXHIBIT A

Legal Description:

Tax Id Number(s): 08204030800

Land situated in the County of Davidson in the State of TN

BEING PARTS OF LOT NOS. 20, 21, 22, 23 AND 24 ON THE PLAN OF ALEXANDER'S PETWAY AVENUE SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF PETWAY AVENUE AT THE POINT WHERE SAID MARGIN OF SAID AVENUE INTERSECTS WITH THE RIGHT-OF-WAY OF ELLINGTON PARKWAY; THENCE NORTHEASTERLY WITH SAID ELLINGTON PARKWAY RIGHT-OF-WAY 191 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE IN A SOUTHERLY DIRECTION AND PERPENDICULAR TO PETWAY AVENUE 134.2 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE WESTERLY 137.72 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 08204030800
Commonly Known As: **805 Petway Ave., Nashville, TN 37206**

Being the same property conveyed to Alka V. Cohen Revocable Trust DTD 03/19/2003, by deed dated May 29, 2015 of record in Deed Instrument/Case No. 20150604-0052352, in the County Clerk's Office.

DR1 71932851QC202010606

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/11/22 (date of document).

Affiant Signature

2/12/22
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 12 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026