Karen Johnson Davidson County
Batch# 817371 DEEDQC
03/08/2022 01:56:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220308-0026485

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Karen Green Cohen	Same	106-7 62
87 Altentann		
Nashville, TN 37215		

IN ORDER TO ADMINISTER THE ESTATE OF **MICHAEL D. GREEN**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **KAREN GREEN COHEN**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greystone Motel and Trailer Park, as of record in Plan Book 4955, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Green by Warranty Deed from Bobby G. Lawson, of record in Book 8995, Page 449, and re-recorded at Book 9009, Page 810, Register's Office for Davidson County, Tennessee.

Michael D. Green passed away on the 20th day of March, 2021. On April 22, 2021, **MICHAEL D. GREEN**'s probate estate (the "**Estate**") was opened in the Chancery Court for Williamson County, Tennessee, Docket No. 21PR-11615, and **KAREN GREEN COHEN** was appointed as the Executor of the Estate.

KAREN GREEN COHEN and **ROSE MARY GREEN** join in this deed for the purpose of transferring any interest of any kind that they may have in the above escribed property, including, without limitation, any interest as a beneficiary in the Estate of Michael D. Green.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF Davidson)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of February, 2022.

Notary Public

My Commission Expires: 1/6/25

LINDA S. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 717 Murfreesboro Road, Nashville, TN 37210.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 7th day of February, 2022.

Estate of **MICHAEL D. GREEN**

KAREN GREEN COHEN, Executor

Karen Green Cohen, Beneficiary

Rose Mary Green, Beneficiary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **KAREN GREEN COHEN**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of **MICHAEL D. GREEN** and acknowledged that she is the Executor of the Estate of **MICHAEL D. GREEN**, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of **MICHAEL D. GREEN**.

Witness my hand and official seal this 7th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 1/6/25

LINDA S. KELLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **KAREN GREEN COHEN**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she is a beneficiary of the Estate of **MICHAEL D. GREEN**, and that in such capacity, she executed the foregoing Executor's Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 1/6/25

LINDA S. KELLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **ROSE MARY GREEN**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she is a beneficiary of the Estate of **MICHAEL D. GREEN**, and that in such capacity, she executed the foregoing Executor's Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2022.

My Commission Expires: 1/6/25

LINDA S. KELLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON