THIS INSTRUMENT PREPARED BY:
COHEN & COHEN, ATTORNEYS AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TN 37209

NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(iv).

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
GAY LEVINE EISEN	-SAME-	007-00-0-084.00
524 W. HILLWOOD DR.		007-00-0-152.00
NASHVILLE, TN 37205		029-00-0-285.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **GAY LEVINE EISEN, EXECUTRIX OF THE ESTATE OF MORRIS LEVINE,** (collectively referred to herein as "Grantors"), do hereby grant, transfer, and convey unto **GAY LEVINE EISEN,** (herein referred to as "Grantee"), her heirs and/or assigns, all of Grantor's right, title and interest in a certain tracts or parcels of land in the State of Tennessee, **DAVIDSON** County, and described as follows, to wit:

PARCEL 1: MAP & PARCEL 007-00-0-084.00
TINNIN ROAD, GOODLETTSVILLE, TN 37072

Land in Davidson County, Tennessee identified as Route 1, Tinnin Road, containing approximately .17 acres, Field Book No. 10D-22350, Map & Parcel 007-00-084, and being the same property conveyed to Morris Levine and Harris Gilbert, one-half undivided interest each, by Final Decree Confirming Sale of Chancery Court for Davidson County, Tennessee of record in Book 7732, page 809, Register's Office for Davidson County, Tennessee.

The said Morris Levine having since died on December 4, 2001. His Last Will and Testament, vests authority in his Executrix to convey said property. See Davidson County Seventh Circuit Court, Probate Division Docket No. 01P-1971, Probate Clerk's Office for Davidson County, Tennessee.

PARCEL 2: MAP & PARCEL 007-00-0-152.00
TINNIN ROAD, GOODLETTSVILLE, TN 37080

Land in Davidson County, Tennessee identified as Tinnin Road, containing approximately .17acres, Field Book No. 10D-22347, Map & Parcel 007-00-152, and being the same property conveyed to Morris Levine and Harris Gilbert, one-half undivided interest each, by Final Decree Confirming Sale of Chancery Court for Davidson County, Tennessee of record in Book 7732, page 814, Register's Office for Davidson County, Tennessee.

The said Morris Levine having since died on December 4, 2001. His Last Will and Testament, vests authority in his Executrix to convey said property. See Davidson County Seventh Circuit Court, Probate Division Docket No. 01P-1971, Probate Clerk's Office for Davidson County, Tennessee.

PARCEL 3: MAP & PARCEL 029-00-0-285.00
EATONS CREEK RD., JOELTON, TN 37080

Land in Davidson County, Tennessee identified as Eatons Creek Road, containing approximately 1.72 acres, Field Book No. 14D-26823, Map & Parcel 29-285, and being the same property conveyed to Morris Levine by Final Decree Confirming Sale of Chancery Court for Davidson County, Tennessee of record in Book 5773, page 888, Register's Office for Davidson County, Tennessee.

The said Morris Levine having since died on December 4, 2001. His Last Will and Testament, vests authority in his Executrix to convey said property. See Davidson County Seventh Circuit Court, Probate Division Docket No. 01P-1971, Probate Clerk's Office for Davidson County, Tennessee.

Unimproved (X)

TINNIN ROAD, GOODLETTSVILLE, TN 37072 &
EATONS CREEK ROAD, JOELTON, TN 37080

known as

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 913863 DEEDWARRSP
09/08/2022 09:04:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20220908-0100565

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantors further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming under the Grantors. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of Sept, 2022.

Mary Levine Eisen Executrix
GAY LEVINE EISEN, EXECUTRIX
OF THE ESTATE OF MORRIS LEVINE

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(iv).}

Mary Levine Eisen
Affiant

Lee A. Cohen
Notary Public

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **GAY LEVINE EISEN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **EXECUTRIX OF THE ESTATE OF MORRIS LEVINE** and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Morris Levine.**

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of Sept, 2022.

Lee A. Cohen
Notary Public

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON