BOX 10-B

Karen Johnson Davidson County
Batch# 955834 DEEDQC
12/28/2022 12:40:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221228-0133196

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Jay S. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 3, 2026~~ May 9, 2026

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAY S. COHEN, ET UX	**SAME**	**155-15-0A-015.00-CO**
(NAME) **8707 SAWYER BROWN RD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAY S. COHEN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY UNTO **JAY S. COHEN AND WYNDI HEAD COHEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Stonemeade, Section 1, of record in Plat Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jay S. Cohen and wife, Terri J. Cohen, from Walter M. Work, unmarried, by deed dated July 16, 2007, of record in Instrument No. 20070717-0085035, said Register's Office. Terri J. Cohen died March 16, 2022 leaving Jay S. Cohen the surviving tenant by the entirety.

This is the same legal description as the prior deed.

This conveyance is subject to any and all easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **404 RAMBLE WOOD CIRCLE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 28th day of December, 2022.

Jay S. Cohen
JAY S. COHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jay S. Cohen**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of December, 2022.

My Commission Expires: ~~**March 3, 2026**~~ ac May 9, 2026

Alan M. Cohen
Notary Public

