QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 958809 DEEDQC
01/06/2023 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001295

File #22-PA-0418-SF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruth Ilene Cohen	New owner	
(NAME)	(NAME)	**083 10 0 089.00**
418 Avondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOLOMON FINNEAS DAY** (formerly known as Kimberly Day, married), hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **RUTH ILENE COHEN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Number 145 and 146 on the Map of Mc. Ewen Place of record in Plat Book 332, Page 133, 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 Kimberly Day, unmarried and Ruth I. Cohan, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from James Martin Yonts and Daniel P. Metzgar, both unmarried, of record as Instrument No. 20080801-0079138, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Day and Ruth I. Cohen, married to each other, as tenants by the entirety, by Quit Claim Deed from Kimberly Day and Ruth I. Cohen, who erroneously acquired title as Ruth I. Cohan, married to each other, who both acquired title as unmarried, as joint tenants with rights of survivorship, of record as Instrument No. 20161003-0103659, in the Register's Office for Davidson County, Tennessee; the said Kimberly Day is one and the same as, and is now known as Solomon Finneas Day, by Order of the Davidson County Chancery Court in Docket # 22-1049-II, on August 10, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 418 Avondale Drive, Nashville, TN 37206.

Witness my/our hand(s) this the 6 day of Dec., 2022.

Solomon Finneas Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2022, before me personally appeared Solomon Finneas Day, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2022.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

RETURN TO:
Ruth Ilene Cohen and Kenneth Cohen
418 Avondale Drive
Nashville, TN 37206

True Copy Certification

I, **Pam Autry,** 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 this the ~~13th~~ 6th day of December, 2022.

Affiant Signature
Date ~~12/13/2022~~ 1/6/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~13th~~ 6th day of ~~December~~ January, ~~2022~~ 2023.

JB

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON