This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1011775 DEEDWARR
06/06/2023 12:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230606-0042915

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ALAN M. COHEN, Trustee ARLENE D. GOLD, Trustee COHEN-GOLD REVOCABLE LIVING TRUST dated April 4, 2023 924 Benton Avenue Nashville, TN 37204	US Bank Mortgage Attn: Tax Dept. PO Box 21948 Eagan, MN 55121	Map: 105-09-0 Parcel: 407.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this April 4, 2023.

Notary Public

My Commission Expires: 10/14/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ALAN M. COHEN and wife, ARLENE D. GOLD, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ALAN M. CHOEN and ARLENE D. GOLD, Trustees of the COHEN-GOLD REVOCABLE LIVING TRUST, dated April 4, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 OUR HANDS this April 4, 2023.

By: _____
ALAN M. COHEN

_____
ARLENE D. GOLD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALAN M. COHEN and ARLENE D. GOLD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 4, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Exhibit A

Property Description

Said property is described to wit:

BEING the westerly part of Lot No. 42 on the Plan of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue, and extends back 222.5 feet, more or less, on the easterly line and 218.0 feet on the westerly line to an alley, upon which it measures 62.7 feet.

Being the same property conveyed to ALAN M. COHEN and wife, ARLENE D. GOLD, by Warranty Deed of record from JEAN ROBERT LAUZON, unmarried, in Instrument No. 20070327-0036676, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 924 Benton Avenue, Nashville, TN 37204

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 April 4, 2023 (date of document).

Signature

April 4, 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of April, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026