Karen Johnson Davidson County
Batch# 1064698 DEEDQC
10/25/2023 11:31:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20231025-0083580

Prepared by:

Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

ARIEL HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

Subscribed and sworn to before me this 12th day of October 2023.

Notary Public
My commission expires: May 9th, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gary S. Cohen and Elizabeth M. Cohen, Trustees 122 Spring Valley Road Nashville, TN 37214	Owner	095-04-0-196.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Gary S. Cohen and Elizabeth M. Cohen, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest **Gary S. Cohen and Elizabeth M. Cohen, Trustees of the Cohen Living Trust dated September 28, 2023, and any amendments thereto** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being a tract or parcel of land situated and lying in Davidson County, Tennessee, being more particularly described as follows:

Being the northerly 110 feet of Lot No. 39 on the Map of Bluefields, as shown of record in Book 843, Page 16, Register's Office for Davidson County Tennessee and being further described as follows:

Said part of Lot No. 39 fronts 110 feet on the westerly side of Spring Valley Road and runs back between lines, 286 feet on the northerly line and 270 feet, more or less on the southerly line to a deadline on which it measures 110 feet.

Being the same property conveyed Gary S. Cohen and Elizabeth M. Cohen by Warranty Deed dated February 25, 2022, from Carla E. Cannon, a married woman, of record March 9, 2022, in Instrument No.20220309-0026978 Register's Office for Davidson County, Tennessee.

This property is known as 122 Spring Valley Rd., Nashville, TN 37214.

Witness my/our hands this 12th day of October 2023.

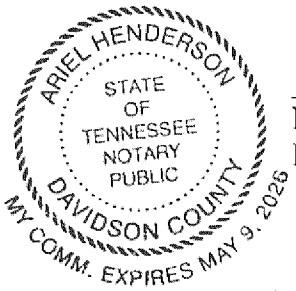
Gary S. Cohen

Elizabeth M. Cohen

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at Davidson County, Tennessee, this 12th day of October 2023.



Notary Public
My Commission Expires: May 9th, 2026

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

CERTIFICATE OF AUTHENTICITY

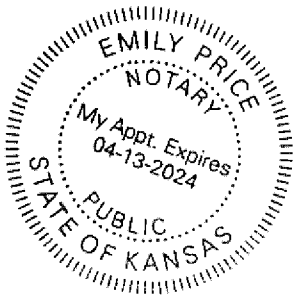
I, **Katie Hazelitt**, on October 25, 2023, do hereby make oath that I am the custodian of the electronic version of the attached document, dated October 12, 2023, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Katie Hazelitt

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On October 25, 2023, personally appeared before me, Emily Price, a Notary Public for this county and state, Paralegal, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Seal



Emily Price

My commission expires: 4-13-24