| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $870,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 02/09/2024.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES |
|---|---|

Karen Johnson
Batch # 1102179
02/20/2024 08:38:33 AM
Fees: $23.00 Taxes: $3,219.00

Davidson County
DEEDWARR
4 pgs

20240220-0011080

MELISSA MORGAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC 06/24/2024 COUNTY OF DICKSON

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3134

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Steve M. Parker, Jr. and Deanna Parker** | **NEW OWNER** | 102-15-0-112.00 |
| 903 Estes Road | | |
| Nashville, TN 37215 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jina Lynn Cohen and Lauri Ann Goldstein, Co-Trustees of Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Steve M. Parker, Jr. and wife, Deanna Parker**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 243 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, page (s) 95 and 96 Register's Office for said County described as follows:

Beginning on the Southerly margin of Starlit Road at the corner of Lots Nos. 243 and 244; thence with the line between said two lots, Southwardly 203.1 feet; thence North 73 degrees 50 minutes West 206 feet; thence North 18 degrees 30 minutes West 78 feet; thence North 19 degrees 10 minutes East 162.6 feet to the Southerly margin of Starlit Road; thence with same, Eastwardly 256.8 feet to the beginning.

Being the same property conveyed to Murray Cohen and wife, Isabelle L. Cohen by Warranty Deed from Sheridan Construction Company, a Tennessee Corporation of record in Book 3876, page 136, Register's Office for Davidson County, Tennessee, dated April 1, 1965 and recorded on April 1, 1965.

Being the same property conveyed to Isabelle Lewis Cohen (a/k/a Isabelle L. Cohen) by Quitclaim Deed from Murray Cohen of record in Book 10234, page 667, Register's Office for Davidson County, Tennessee, dated October 21, 1996 and recorded on October 23, 1996.

Being the same property conveyed to Isabelle Lewis Cohen, as Trustee of the Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996 by Quitclaim Deed from Isabelle Lewis Cohen of record in Book 10234, page 669, Register's Office for Davidson County, Tennessee, dated October 21, 1996 and recorded on October 23, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 609 Starlit Road Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 on February 9, 2024.

Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996

By: _____ See next Page
Jina ~~Lynn~~ Cohen, Co-Trustee
Lauri Ann Goldstein

By: _____
Lauri Ann Goldstein, Co-Trustee

**STATE OF** Virginia

**COUNTY OF** Prince William

Personally appeared before me, **by audio-visual communication**, the undersigned, an online notary public of said County and State, the within named ~~Jina Lynn Cohen and~~ Lauri Ann Goldstein, Co- Trustees of the Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this February 9, 2024.

Atm Nurul Alam
REGISTRATION NUMBER
283777
COMMISSION EXPIRES
June 30, 2024

Atm Nurul Alam
Electronic Notary Public
Notary Public
Notarized remotely online using communication technology via Proof.

My Commission Expires: 06/30/2024

**File #: 2024-3134**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

Witness my hand on February 9, 2024.

Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996

By: Jina Lynn Cohen Co-trustee
Jina Lynn Cohen, Co-Trustee

**STATE OF TENNESSEE**

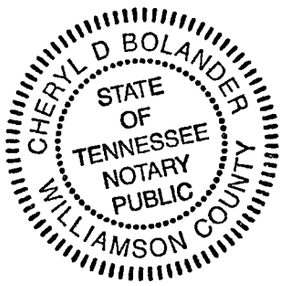
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Jina Lynn Cohen, Co- Trustee of the Isabelle Lewis Cohen Personal Residence Trust-1996, dated October 21, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this February 9, 2024.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/25



Certificate of Authenticity

I, JORDAN B. OSBORN, 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 2/9/24.

Date

Affiant Signature

2/16/24
Date

State of Tennessee
County of Dickson

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

AMANDALYN R. MANLEY
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02/26/2025
DICKSON COUNTY

My Commission Expires: 2/26/2025
Date

Notary's Seal (if on paper)