Karen Johnson
Batch # 1116126
03/28/2024 09:36:21 AM
Fees: $38.00 Taxes: $740.00

Davidson County
DEEDWARRSP
7 pgs

20240328-0021574

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: Chandler Farmer, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
David S. Cohen 553 Harpeth Trace Drive Nashville TN 37221	Same as New Owner	103-15-0B-091.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHERYL LEVY DAITZ, SUSAN RAE LEVY** and **MILA RANI GOLDSTEIN, Trustee of the Goldstein Family Revocable Trust dated January 31, 1997**, (collectively, hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **DAVID S. COHEN** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").
>
> This being improved property commonly known as: 4487 Post Place, Unit 91, Nashville TN, 37205.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal to be effective as of the 15th day of December, 2023.

GRANTOR:

By: Sheryl Levy Daitz
SHERYL LEVY DAITZ

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SHERYL LEVY DAITZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2023.

TREVIONTAE CLARK
Notary Public, State of Texas
Comm. Expires 10-12-2027
Notary ID 134601162

NOTARY PUBLIC
My Commission Expires: 10/12/2023

Grantor Signatures Continue on Next Page

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal to be effective as of the 15th day of December, 2023.

GRANTOR:

Susan Rae Levy

By: by _____
SUSAN RAE LEVY by Matthew Meisels,
her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Meisels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Susan Rae Levy, the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 15th day of December, 2023.

DAVID H. MAYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 9, 2024

_____
NOTARY PUBLIC
My Commission Expires: 7-9-24

Grantor Signatures Continue on Next Page

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal to be effective as of the 15th day of December, 2023.

GRANTOR:

By: Mila Goldstein
MILA GOLDSTEIN, Trustee of The Goldstein Family Revocable Trust dated January 31, 1997

STATE OF Texas

COUNTY OF Brazoria

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MILA GOLDSTEIN, TRUSTEE OF THE GOLDSTEIN FAMILY REVOCABLE TRUST DATED JANUARY 31, 1997, as amended, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the trustee for THE GOLDSTEIN FAMILY REVOCABLE TRUST DATED JANUARY 31, 1997, as amended, the within named bargainor, a Trust, and that she as such trustee executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as such trustee.

WITNESS my hand, at office, this 14th day of December, 2023.

KOREY SWOOPES
Notary Public, State of Texas
Comm. Expires 01-29-2024
Notary ID 130510222

NOTARY PUBLIC
My Commission Expires: 01/29/2024

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

David Samuel Cohen
Affiant

Sworn to and subscribed before me,
this 15th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 7-9-24

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 9, 2024

Exhibit "A"

Legal Description of Property

A Certain Condominium tract of land in Davidson County, Tennessee, being Unit 91 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed and Bylaws of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to PEGGY LIGHTMAN COHEN, ROWENA LIGHTMAN LEVY AND JUSTINA LIGHTMAN GOLDSTEIN, by deed from LIONS HEAD SSOCIATES, A GENERAL PARTNERSHIP COMPOSED OF ANDREWS PROPERTIES, INC., AND CHEROKEE PROPERTIES, INC., TENNESSEE CORPORATIONS, of record in Book 5400, Page 788, dated March 1, 1979, said Register's Office.

ROWENA LIGHTMAN LEVY died testate on or about May 11, 2014, devising her portion of said property to MARTIN LEVY by will of record in Docket No. 14P918 in the Probate Court for Davidson County, Tennessee. MARTIN LEVY died on or about April 8, 2019, leaving SHERYL LEVY DAITZ and SUSAN RAE LEVY as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20240328-0021573, said Register's Office.

For further reference as to Susan Rae Levy, see Durable Power of Attorney of record in Instrument No. 20231214-0096453, said Register's Office.

PEGGY LIGHTMAN COHEN, A/K/A PEGGY L. COHEN died testate on or about September 27, 2016. Pursuant to the terms of her will of record in Docket No. 16P1760 in the Probate Court for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of the EXECUTOR, DAVID S. COHEN. DAVID S. COHEN, EXECUTOR OF THE ESTATE OF PEGGY L. COHEN has conveyed said property to DAVID S. COHEN by Executor's Quitclaim Deed of record in Instrument No. 20190719-0070683, dated November 13, 2017, said Register's Office.

JUSTINA LIGHTMAN GOLDSTEIN died testate on or about November 13, 2020, devising her portion of said property to the GOLDSTEIN FAMILY REVOCABLE TRUST DATED JANUARY 31, 1997, by will of record in No. 506876 Probate Court No. 2, Harris County, Texas. Said will was probated in Instrument No. 240319-0018808 Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 103-15-0B-091.00 CO.

2. Matters shown on the Plan of record in Book 5200, page 82, said Register's Office.

3. Master Deed of record in Book 5340, page 70, and corrected in Book 5342, page 683, said Register's Office.

4. Sewer Easement of record in Book 3224, Page 527 and Book 3376, page 102, said Register's Office.

5. Right-of-Way Easement of record in Book 3969, page 788, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, page 212, and Book 7196, page 827, said Register's Office.

7. Agreement(s) for Grant of Easement for Conservation Greenway of record as Instrument Nos. 20040716-0085277, and 20040728-0090473, said Register's Office.

8. Grant of Easement of record as Instrument No. 20150831-0087898, said Register's Office.

9. Rights of others in and to party walls.

10. Rights of tenants in possession.