Karen Johnson Davidson County
Batch# 1187032 DEEDQC
09/26/2024 04:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240926-0074826

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 13th day of September, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Howard Cohen, Trustee 2600 Hillsboro Pike Unit 305 Nashville, TN 37212	SAME	117 03 0H 305.00 081-12-0B-308.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Howard Cohen, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jeffrey Howard Cohen, Trustee of the Jeffrey Howard Cohen Living Trust**, established by the Revocable Trust Agreement of Jeffrey Howard Cohen dated September 13, 2024, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of September, 2024.

Jeffrey Howard 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 Jeffrey Howard Cohen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of September, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Tract 1 – Map Parcel 117 03 0H 305.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 305 and Storage Space S-220 of The Enclave at Hillsboro Village, a Condominium Development, Horizontal property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development of record in Instrument 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jeffrey H. Cohen, unmarried, by deed from Claudine E. Jamar, married, of record in Instrument 20100729-0059597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2600 Hillsboro Pike, #305, Nashville, TN 37212.

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

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Tract 2 – Map Parcel 081-12-0B-308.00-CO

A certain condominium located in Davidson County, Tennessee, being Unit No. 308 of The Lofts at Werthan Mills condominium, and minimum Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, as amended in Instrument No. 20040521-0059936, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jeffrey H. Cohen, an unmarried person, and Richard A. Cohen and Elain Cohen, husband and wife, by deed from W. Todd Stutts, unmarried, and Samuel D. Nugent, unmarried, of record in Instrument No. 20151221-0128257 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2016 and subsequent.
• Master Deed establishing a Horizontal Property Regime of The Lofts at Werthan Mills Condominiums of
record in Instrument Number 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-156950,
Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
• Restrictions for Phillip-Jackson Street Redevelopment Plan in Book 9183, page 130, Book 11625, page
280 and Instrument 20020425-0051069, Register's Office for Davidson County, Tennessee.
• Amended and Restated of record in Instrument Number 20050128-0010691, in the Register's Office for
Davidson County, Tennessee.
• Amended and Restated Articles of Organization of The Lofts at Werthan Mills, LLC of record in Instrument
Number 20031017-0153840, in the Register's Office for Davidson County, Tennessee.
• Articles of Organization of Lofts at Werthan Mills Ill, LLC of record in Instrument Number 20041228-0152779, in the Register's Office for Davidson County, Tennessee.
• Easement for Driveway and Walkway Access in Instrument 20031023-0157114, Register's Office for
Davidson County, Tennessee.
• Sewer Line Easement in Book 1291, page 593, Register's Office for Davidson County, Tennessee.

• Railroad Line Easement in Book 175, page 137, Register's Office for Davidson County, Tennessee.
• Easement for 15 foot Alley and Utilities Easement in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
• Charter for HOA in Instrument 20031027-0157822, Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

Jeffrey H. Cohen and Jeffrey Howard Cohen are one and the same person.

This is improved property known as 1400 Rosa L. Parks Blvd., #308, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 9/13/24.

9/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

