RN TO:
MIER ESCROW, LLC
HILLSBORO PIKE, STE 300
AVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1284591
06/16/2025 09 24 28 AM
Fees $13 00 Taxes $3,470 60

20250616-0046602

Davidson County
DEEDWARR
2 pgs

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $938,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Thomas Rizzi	New owner	
(NAME)	(NAME)	082-05-0T-004 00-CO
325 N River Rd NE	(ADDRESS)	
(ADDRESS)		
Rome GA 30161		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lee Jeffrey Cohen and wife, Camille Cohen** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Rizzi, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No 4 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, A Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, ET SEQ , as Amended, Tennessee Code Annoted, as Established by Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, in Instrument No 20150807-0079079, and First Amendment of record in Instrument No. 20161228-0136094, Register's Office for Davidson County, Tennessee, including without Limitation the Bylaws Appended thereto, said Register's Office, Together with the Undivided Percentage Interest in the Common Elements appurtenant to said Unit, as set Forth in said Declaration of Covenants, Reference is hereby made to the Plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration Protective Covenants of Record in Instrument No. 20150807-0079079, Register's Office for Davidson County Tennessee, for a more Complete Identification and description of said Unit

Being the same property conveyed to Lee Jeffrey Cohen, an unmarried man by Warranty Deed from 4th & Garfield, LLC, a Georgia Limited Liability Company of record in Instrument No 20170224-0018439 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 24, 2017

Being the same property conveyed to Lee Jeffrey Cohen and Camille Cohen, husband and wife, as Tenants by the Entirety by Quit Claim Deed from Lee Jeffrey Cohen, a married man of record in Instrument No. 20191007-0102151 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on October 07, 2019

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record

unimproved
This is improved x property, known as 319 Garfield St Nashville TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

GRANTEES that 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 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 this 13th day of June, 2025.

Lee Jeffrey Cohen

Camille Cohen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lee Jeffrey Cohen and Camille Cohen**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 13th day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE
COUNTY OF DAVIDSON