THIS INSTRUMENT PREPARED BY: **Catie Oryl, Esq.** **Buchalter, PC** **1 Music Cir S Suite 300** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1311637 DEEDQC 08/19/2025 10:14:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20250819-0066124	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn before me this 18th day of August, 2025. Notary Public My Commission Expires: Sept. 8, 2025

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept.08, 2025

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
The 211 Boxmere Place Trust 717 Murfreesboro Pike Nashville, Tennessee 37210	New Owner	131-06-0E-211.00 CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert W. Cohen** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Karen G. Cohen, as Trustee of the 211 Boxmere Place Trust** ("**Grantee**"), Grantee's successors and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **211 Boxmere Place, Nashville, Davidson County, Tennessee 37215**.

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

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim as of the 15th day of August, 2025.

GRANTOR:

Robert W. Cohen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Linda S. Keller, a Notary Public of the State and County aforementioned, personally appeared Robert W. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 15th day of August, 2025.

Notary Public

My Commission Expires: 1/22/29

LINDA S. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 211, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase 1, a horizontal property regime, established by Master Deed of record in Book 6666, Page 749, amended in Book 6824, page 308, Book 6908, page 738 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Robert W. Cohen by Warranty Deed from Christine A. Brinkerhoff, of record in Instrument No. 20250801-0061116, dated August 1, 2025, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Catherine Oryl, 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.

Document Name: 211 Boxmere Drive Quitclaim Deed, dated August 15, 2025

Dated: August 18, 2025

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine Oryl who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office, this 18th, day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 03/09/2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027