Karen Johnson Davidson County
Batch # 1371443 DEEDQC
01/21/2026 10:42:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260121-0004958

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 15 day of January, 2026.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Leonard Cohen, Trustee 101 Commonwealth Ct. Nashville, TN 37221	Same as current	142-06-0A-185.00-CO

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Leonard Cohen hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Leonard Scott Cohen, Trustee of the The Leonard Scott Cohen Revocable Living Trust dated JANUARY 15, 2026, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 185, Block 23, "Peppertree" Creekside Meadows, a Condominium, a Horizontal Property Regime, located on 810 Old Hickory Boulevard, Davidson County, TN, as shown on the plat of Unit 185 "Peppertree" Creekside Meadows, Condominium apartments, recorded in Book 4675, page 128, said Register's Office, and described in a Master Deed recorded in Book 4834, page 257, as amended in Book 4984, page 124, Book 5045, page 800, Book 5086, page 80, Book 5249, page 5 and Book 7610, page 973, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 185 "Peppertree" Creekside Meadows, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4834, page 297, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Leonard Cohen by deed from Erica L. Spinner NKA Erica Kimball of record in Document # 20160413-0035177 Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Bellevue Rd, Unit 185, Nashville, TN 37221 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

WITNESS MY hand this 15 day of January, 2026.

Leonard Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leonard Cohen , with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of January, 2026.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed