Karen Johnson
Batch # 1371443
01/21/2026 10:42:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260121-0004959

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	126-15-B-161

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:

LAND in Davidson County, TN, BEING Lot No. 161, on the Plan of Section One, Lexington Point Subdivision, of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Leonard Cohen by deed from Bradley Gleason and wife, Ashley Gleason of record in Document # 20070920-0112618 Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Commonwealth Ct., 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.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

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