Karen Johnson Davidson County
Batch # 1383921 DEEDQC
02/23/2026 09:01:05 AM 2 pgs
Fees: $13.00 Taxes: $384.80
20260223-0013966

MARTHA ZENDLOVITZ EMERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 8, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00**

Janice E. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF **FEBRUARY, 2026.**

Martha Emerson
Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE A. COHEN	**SAME**	**061-04-0-137.00**
(NAME) **4908 CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANICE E. DAVIS, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **LEE A. COHEN,** 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 the northerly part of Lot No. 10 of Block No. 3 on the Plan of A.J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County, described as follows:

Said part of Lot No. 10 fronts 100 feet on the westerly side of Haysboro Drive and runs back 300 feet on the northerly line with the line between Lots Nos. 10 and 11, and run 300 feet more or less, on the southerly line to the easterly margin of Brush Hill Road, measuring 109.5 feet thereon.

Being the same property conveyed to Lee A. Cohen by deeds of record as Instrument No. 20190725-0073021 and Instrument No. 20220502-0050832, Register's Office for Davidson County, Tennessee.

This legal description is the same as appears on the previous deed of record.

Unimproved ( )
This is improved(X) property known as **4320 BRUSH HILL ROAD, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of February, 2026.

Janice E. Davis

JANICE E. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Janice E. Davis,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of February, 2026.

My Commission Expires: Nov. 8, 2027

Notary Public

