Karen Johnson Davidson County
Batch # 1386467 DEEDWARR
02/27/2026 09:57 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20260227-0015619



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF **FEBRUARY, 2026.**

Martha Emeson
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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS LLC	**SAME**	**061-04-0-137.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LEE A. COHEN, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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 Claudia Pickard, unmarried, from Dorothy B. Menning, unmarried, by deed dated November 29, 1989 of record in Book 8001, page 634, Register's Office for Davidson County, Tennessee.

The said Claudia M. Pickard (a/k/a Claudia Pickard) having since died on or about February 8, 2019. Her Last Will and Testament and First Codicil were filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 19P336 devised the subject property to Lee A. Cohen, Jay S. Cohen, and Janice E. Davis. Lee A. Cohen, as Executor of the Estate of Claudia M. Pickard, conveyed any interest the estate may have to Lee A. Cohen by Executor's Quitclaim Deed of record in Instrument No. 20190725-0073021, dated July 23, 2019, said Register's Office.

Jay S. Cohen conveyed his interest to Lee A. Cohen by quitclaim deed in Instrument No. 20220502-0050832, dated April 28, 2022, said Register's Office. Janice E. Davis conveyed her interest to Lee A. Cohen by quitclaim deed in Instrument No. 20260223-0013966, dated February 21, 2026, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the principal residence of the Grantor.

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)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said 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 25th day of February, 2026.

Lee A. Cohen

LEE A. COHEN

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 **Lee A. Cohen,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of February, 2026.

My Commission Expires: Nov. 8, 2027

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

Notary Public