Karen Johnson Davidson County
Batch# 1390376 DEEDQC
03/09/2026 11:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260309-0018536

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)
Gilbert Cohen, Trustee
245 Carriage Drive
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel No.
Map 142
Group 2
Parcel 172.00

Quitclaim Deed to Trustee

Grantor: Gilbert S. Cohen
Grantee: Gilbert Cohen, Trustee of the Revocable Trust of Gilbert Cohen, dated, February 27, 2026.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Cross Timbers, Section 4 as of record in Book 4175, page 54, said Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gilbert S. Cohen and wife, Judy F. Cohen by deed from Robert V. Perkins and wife, Maxine E. Perkins of record in Book 10492, pages 217-219, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 245 Carriage Drive, Nashville, TN 37221.

Gilbert S. Cohen and Judy F. Cohen were married in Davidson County, Tennessee, on September 24, 1983. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Judy F. Cohen in Davidson County, Tennessee, on February 4, 2015; and Gilbert S. Cohen conveys as surviving tenant by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Gilbert S. Cohen, Grantor

State of Tennessee
County of Sumner

On February 27, 2026, before me personally appeared Gilbert S. Cohen, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Gilbert Cohen

Gilbert Cohen, Trustee
Grantee

Sworn to and subscribed before me on February 27, 2026.

Barbara Boone McGinnis

Notary Public
My commission expires: 4/26/2027

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 executed and authenticated according to law on February 27, 2026.

Hope Campbell

Signature

2/27/26

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 27, 2026.

Dana B. Hentschel

Notary's Signature
My Commission Expires: 4/22/26

DANA B. HENTSCHEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER