Karen Johnson Davidson County
Batch# 1394119 DEEDQC
03/18/2026 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260318-0021466

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

SR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF MARCH, 2026.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30790CDF

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
April Cohenour 1308 Ardee Ave Nashville, TN 37216	April Cohenour 1308 Ardee Ave Nashville, TN 37216	105-10-0M-002.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a pending divorce in the cause of In Re: The Marriage of April Elizabeth Cohenour, Wife/Petitioner, and Brady Gerard Cohenour, Husband/Respondent, as evidenced by a Complaint for Divorce of record in Case No. 2025-DR-3066, Division 3, in the Circuit Court of the Twelfth Judicial Circuit In and For Manatee County, Florida, Family Law Department, We, Brady Cohenour and April Cohenour (aka April Elizabeth Cohenour), hereinafter referred to as **"Grantors"**, by these presents do hereby convey, grant, remise, release and forever quitclaim, unto April Cohenour (aka April Elizabeth Cohenour), hereinafter referred to as **"Grantee"**, her heirs and/or assigns, all our right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with rights in and to common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2016 Beech Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150803-0076730 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April Cohenour and Brady Cohenour, wife and husband, and Tyler Cohenour, unmarried, as tenants-in-common with rights of survivorship, by Warranty Deed from DFS Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20170720-0073490 in the Register's Office for Davidson County, Tennessee, dated July 19, 2017, and recorded on July 20,

2017.

Further being the same property conveyed to April Cohenour and Brady Cohenour, wife and husband, by Quitclaim Deed from Tyler Cohenour, of record as Instrument No. 20180611-0055873, in the Register's Office for Davidson County, Tennessee, dated June 8, 2018, and recorded on June 11, 2018, in said Register's Office, as corrected by Scrivener's Affidavit of record as Instrument No. 20180619-0058963, in said Register's Office, dated and recorded on June 19, 2018.

FOR INFORMATION PURPOSES ONLY
Property Address: 2016 Beech Avenue, Unit B, Nashville, TN 37204

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.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 17th day of March, 2026.

April Cohenour

STATE OF TENNESSEE**, COUNTY OF** DAVIDSON

Before me, the undersigned, personally appeared April Cohenour, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this March 17, 2026.

Notary Public

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 13th day of March, 2026.

Brady Cohenour

STATE OF FLORIDA, COUNTY OF MANATEE

Before me, the undersigned, personally appeared Brady Cohenour, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this March 13, 2026.

Michael Alleyne
Notary Public

My commission expires: 12/17/2026

MICHAEL ALLEYNE
Notary Public-State of Florida
Commission # HH 311494
My Commission Expires
December 17, 2026

This is a tax exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C)(v)

Tennessee Certification of Electronic Document

I, Bobbie Cooper, do hereby make oath that I am a licensed attorney and/or 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 March 17, 2026 (date of document).

Affiant Signature

March 17, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

