Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Aaron Howard Cohen and Kayla Miller Cohen, Co-Trustees 1702 Kingsbury Drive Nashville, TN 37215	**158 12 0 013.00**	**SAME**

Karen Johnson Davidson County
Batch # 1408142 DEEDQC
04/20/2026 08:22:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0031848

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Aaron H. Cohen and Kayla M. Cohen, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Aaron Howard Cohen and Kayla Miller Cohen, Co-Trustees of the Cohen Family Revocable Trust dated April 15, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1702 Kingsbury Drive, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of April, 2026.

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 15th day of April, 2026.

AARON H. COHEN

KAYLA M. COHEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron H. Cohen and Kayla M. Cohen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of April, 2026.

Notary Public

My Commission Expires: 10/29/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 535, as shown on the map entitled Resubdivision of Lots 535 and 536, Hillsboro Park, Section 13, of record in Instrument No. 20050617-0069608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 535 and 536, Hillsboro Park, Section 13, as recorded in Plat Instrument No. 20050617-0069608.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page(s) 20.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Addendum recorded in Book 4207, Page 397 and Book 4242, Page 811.

BEING the same property conveyed to Aaron H. Cohen and Kayla M. Cohen, husband and wife (as tenants by the entirety) from Jason Powell and Amy Powell, husband and wife, by warranty deed filed for record on October 13, 2021, Instrument Number 20211013-0137366, as of record in the Register's Office for Davidson County, Tennessee.