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	**118 01 4B 001.00CO**	**SAME**

Karen Johnson
Batch # 1408142
04/20/2026 08:22:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260420-0031849

This instrument prepared by: Carter Shelton Jon
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 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 **870 Kirkwood Avenue, Nashville, TN 37204.**

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
STATE OF TENNESSEE NOTARY PUBLIC
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 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 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:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot 866A, 866 KIRKWOOD AVENUE TOWNHOMES, A Horizontal Property Regime with Private Elements, as shown on Declarations of Covenants Conditions and Restrictions of record in Instrument No. 20140602-0047182, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to the following: (1) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140602-0047182; (2) Matters shown on the Plan of record in Plat Book 3106, page 62; All being of record in the said Register's Office.

BEING the same property conveyed to Aaron H. Cohen and Kayla Cohen, husband and wife (as tenants by the entirety) from Aaron H. Cohen, married, by quitclaim deed filed for record on March 1, 2018, Instrument Number 20180301-0019208, as of record in the Register's Office for Davidson County, Tennessee.