AFTER RECORDING RETURN TO:
Bundle Today, LLC
8940 Main Street
Clarence, NY 14031
File No. MLLP-70240

Karen Johnson Davidson County
Batch# 1452731 DEEDQC
07/30/2026 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0070260

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053-06-0A-173.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 28th day of JULY, 2026 by and between **Richard S. Cohan and Tammy D. Cohan, husband and wife,** residing at 2125 Riverway Drive, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **Richard Samuel Cohan and Tammy Deneen Cohan, as Trustee(s) of the Richard Samuel Cohan and Tammy Deneen Cohan Revocable Living Trust, dated February 25, 2026,** residing at 2125 Riverway Drive, Nashville, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Lot No. 173 on the Plan of Phase 2, Waterford of record in Book 7900, Page 412, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Property Address: 2125 Riverway Drive, Nashville, TN 37138

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/14/2001 under Document No.: 20010614-0062660 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Richard S. Cohan

Richard S. Cohan

Tammy D. Cohan

Tammy D. Cohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard S. Cohan and Tammy D. Cohan,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 2125 Riverway Dr., Old Hickory TN 37138 this 28th day of July, 2026.

Deja Colbert

Notary Public

My Commission expires: 3/08/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

DEJA COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Richard S. Cohan

Affiant

Print Name: RICHARD S. COHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEJA COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Subscribed and sworn to before me this 29th day of July, 2026.

Deja Colbert

Notary Public
My Commission Expires: 3/08/2028

Name and address for person(s) responsible for taxes:

Richard Samuel Cohan and Tammy Deneen Cohan, as Trustee(s) of the Richard Samuel Cohan and Tammy Deneen Cohan Revocable Living Trust, dated February 25, 2026
2125 Riverway Drive
Nashville, TN 37138

Name and address of property owner:

Richard Samuel Cohan and Tammy Deneen Cohan, as Trustee(s) of the Richard Samuel Cohan and Tammy Deneen Cohan Revocable Living Trust, dated February 25, 2026
2125 Riverway Drive
Nashville, TN 37138

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 07/28/2026. [date of document]

Affiant Signature

07/30/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 30TH day of JULY , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL