Instrument Prepared By & Return To:
Rubin Lublin TN, PLLC
119 S. Main Street, Ste. 500
Memphis, TN 38103
File No. NAT-17-03277

Bill Garrett Davidson County
Batch# 84667 DEEDTRS
04/25/2018 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180425-0039100

Cross Reference:
Instrument Numbers 20170830-0089032, and 20070615-0071776

AFFIDAVIT RESCINDING FORECLOSURE SALE

STATE OF GEORGIA
COUNTY OF GWINNETT

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Victor Kang who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That there appears of record that certain Deed of Trust from Lillian Jetton, to Harold D. King, Trustee filed for record June 15, 2007, at Instrument Number 20070615-0071776, in the Register's Office for Davidson County, Tennessee.

2. That there appears of record that certain Substitute Trustee's Deed from Rubin Lublin TN, PLLC, to Eric Sox & George Brandt, filed for record August 30, 2017, at Instrument Number 20170830-0089032, in the Register's Office for Davidson County, Tennessee.

3. That the foreclosure sale was held in error as the aforementioned Deed of Trust, was only secured by the life estate interest of Jillian Jetton, and Jillian Jetton died prior to the foreclosure sale, rendering the sale void ab initio.

4. THEREFORE, be it hereby acknowledged and declared by the undersigned that the August 10, 2017 foreclosure sale is rescinded, voided and vacated, that the Substitute Trustee's Deed at Instrument Number 20170830-0089032, is hereby declared to be (and was in fact) null, void and of no effect, and that the Deed of Trust at Instrument Number 20070615-0071776 thus remains in the same full force and effect as if the August 10, 2017 foreclosure sale had never occurred.

FURTHER AFFIANT SAYS NOT.

RUBIN LUBLIN TN, PLLC (AS SUBSTITUTE TRUSTEE)

BY: _____

VICTOR KANG
TITLE: MEMBER, RUBIN LUBLIN, LLC, THE SOLE MEMBER OF RUBIN LUBLIN TN, PLLC

SWORN TO and subscribed before me this 20th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: April 30, 2021

STATE OF Georgia
COUNTY OF Gwinnett

DESTINY CARNES NOTARY EXPIRES GEORGIA APRIL 30, 2021 PUBLIC DEKALB COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Kang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Rubin Lublin, LLC, the sole Member of **Rubin Lublin TN, PLLC**, the within named bargainor, and that he, as such Member of Rubin Lublin, LLC, the sole Member of Rubin Lublin TN, PLLC, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Rubin Lublin, LLC, as the sole Member of Rubin Lublin TN, PLLC.

WITNESS my hand, at office, this 20th day of April, 2018.

_____
NOTARY PUBLIC

My Commission Expires: April 30, 2021

DESTINY CARNES NOTARY EXPIRES GEORGIA APRIL 30, 2021 PUBLIC DEKALB COUNTY

True Copy Certification

I, Jeffrey O. Horn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, DESTINY CARNES, a Notary Public for this county and state, _____ Jeffrey O. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

09/03/2018
Date

Notary's Signature

My Commission Expires: April 30, 2021
Notary' Seal (if on paper)

DESTINY CARNES NOTARY EXPIRES GEORGIA APRIL 30, 2021 PUBLIC DEKALB COUNTY