Karen Johnson Davidson County
Batch# 216239 DEEDWARR
04/10/2019 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20190410-0032738

WARRANTY DEED

32258

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of April, 2019

Notary Public

My Commission Expires: 12/20/20 (AFFIX SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY

CORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HILARIO GOMEZ HERNANDEZ AND JUANA SANCHEZ HERNANDEZ	New Owner	181-01-B
(NAME) 7068 Sugarplum Road	(NAME)	125.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SARAH YAZDIAN RUBIN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HILARIO GOMEZ HERNANDEZ AND JUANA SANCHEZ HERNANDEZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 16 on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision**, of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SARAH YAZDIAN, UNMARRIED, by Quitclaim Deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060919-0116077, Register's Office for Davidson County, Tennessee. The said Sarah Yazdian is now married and N/K/A Sarah Yazdian Rubin.

BEING property known as: 7068 Sugarplum Road, Nashville, TN 37211 (Mailing Address) 7409 Tarmac Way, Nashville, TN 37211 (Tax Address)

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, and as made applicable, Page in Instrument No. 20050106-0002201, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TODD RUBIN, spouse of the above named **SARAH YAZDIAN RUBIN,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of **SARAH YAZDIAN RUBIN AND HUSBAND, TODD RUBIN** pursuant to a Power of Attorney executed by same on the 7th day of February, 2019, and being filed for record in Instrument No. 201904100032737, and being recorded simultaneously herewith.

BEING Improved property known as: **7068 Sugarplum Road, Nashville, TN, 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 8TH day of APRIL, 2019

SARAH YAZDIAN RUBIN Sarah Yazdian Rubin

By: Robyn Yazdian, AIF
ROBYN YAZDIAN, ATTORNEY-IN-FACT

TODD RUBIN Todd Rubin

By: Robyn Yazdian AIF
ROBYN YAZDIAN, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 8TH Day of APRIL, 2019, before me personally appeared **ROBYN YAZDIAN,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SARAH YAZDIAN RUBIN AND HUSBAND TODD RUBIN,** and acknowledged that she executed the same as the free act and deed of the said **SARAH YAZDIAN RUBIN AND HUSBAND TODD RUBIN.**

Witness my hand and official seal at Nashville, Tennessee, this 8TH Day of APRIL, 2019.

My Commission Expires: 05/02/22

Dee Ray
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

FROM: ROBYN YAZDIAN, ATTORNEY-IN-FACT FOR SARAH YAZDIAN RUBIN AND TODD RUBIN
TO: HILARIO HERNANDEZ

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

SARAH YAZDIAN RUBIN Sarah Yazdian Rubin

By: Robyn Yazdian AIF
ROBYN YAZDIAN, AFFIANT AS ATTORNEY-IN-FACT

TODD RUBIN Todd Rubin

By: Robyn Yazdian AIF
ROBYN YAZDIAN, AFFIANT AS ATTORNEY-IN-FACT

Sworn to and subscribed before me this 8TH day of APRIL, 2019.

My Commission Expires: 05/02/22

Dee Ray
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

