Karen Johnson Davidson County
Batch# 342139 DEEDQC
01/13/2020 10:10:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200113-0004179

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED TO CLEAR TITLE

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Goldrub Properties Partnership	Same	91-9
c/o Bernard D. Goldstein		37
7670 Pebble Creek Circle #203		
Naples, FL 34108		

RECITAL: All title and possession to this property has been held by Bernard D. Goldstein, Ronna S. Goldstein Usmani and Stewart M. Goldstein, d/b/a Goldrub Properties, Partnership, since 1996, and all management and expenses have been paid by them during that time. The purpose of this Quitclaim Deed is to confirm that Janna B. Rubin does not claim or have any interest or ownership in the property, or in Goldrub Properties, a partnership, of any type, including, without limitation, as the widow of Harvey D. Rubin, or through the Estate or Last Will and Testament of Harvey D. Rubin.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JANNA B. RUBIN** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest, if any, in certain real estate in Davidson County, Tennessee, which is described below, and/or in Goldrub Properties, a partnership, unto **BERNARD D. GOLDSTEIN, RONNA S. GOLDSTEIN USMANI AND STEWART M. GOLDSTEIN, D/B/A GOLDRUB PROPERTIES PARTNERSHIP,** (collectively "Grantee"), their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the south ½ of Lot 44 on the Map showing the Resubdivision of Westover Subdivision of Lot No. 37 on the Cockrill Plan, as of record in Book 421, Page 25, Register's Office for said County.
>
> Said part of said lot no. 44 fronts 50 feet on the east side of Duluth Avenue, and runs back between parallel lines 202.5 feet to a dead line.
>
> Being the same property conveyed to Bernard Goldstein and wife and Harvey D. Rubin and wife, by Warranty Deed from Frank B. Delk and wife, Kathleen Delk and Robert H. Williams and wife, Patsy Williams of record in Book 4809, Page 905, Register's Office for Davidson County, Tennessee on April 26, 1974.

The said Harvey and Norma Rubin divorced in 1977, by Final Decree in Case Number 86212, Circuit Court for Davidson County, Tennessee. Paragraph 2 of their Property Settlement Agreement incorporated in the Decree, dated March 14, 1977 stated that "Norma Rubin relinquishes all interest which she may have in other real property in which Harvey Rubin or both Harvey Rubin and Norma Rubin may have an interest. This includes property owned by the Goldstein and Rubin families in West Nashville and Miami Springs property." Harvey Rubin subsequently married Janna B. Rubin. Harvey Rubin died on January 23, 1995. His Last Will and Testament was probated in Davidson County, Tennessee, Case No. 95P-478. Bernard Goldstein purchased any interest of the Rubin family in this property and/or Goldrub Properties in 1996.

Sandra Goldstein, the wife of Bernard Goldstein, died on February 12, 1995, and upon her death, her ownership passed to Bernard Goldstein.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The said **JANNA B. RUBIN**, on her oath, does further state and confirm that Grantee has had sole and exclusive possession of and responsibility for the property since 1996, that she has not contributed to the payment of taxes or upkeep of the property during that time, and that during such time she has not had, nor made any claim, to have any rights of any type or kind in the property or Goldrub Properties.

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 16th day of January 2020.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

This is improved property, known as 105 Duluth Avenue, Nashville, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6th day of January, 2020.

Janna B. Rubin
JANNA B. RUBIN

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANNA B. RUBIN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6 day of January, 2020.

Sarah McLeod
NOTARY PUBLIC

My Commission Expires: Nov. 22, 2023

SARAH McLEOD
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY