THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 398426 DEEDWARR
05/11/2020 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $266.40
20200511-0048908

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tynelea Partners LLC 881 Tyne Blvd Nashville, TN 37220	-SAME AS NEW OWNER-	083-03-0-366

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Martin Rubenstein and Alan Rubenstein**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Tynelea Partners, LLC**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Real property lying in Davidson County, Tennessee, and being **Lot 2** as set out and shown on the "RESUBDIVISION PLAT OF LOT # 1 AS SHOWN ON THE PLAN OF W.S. ASHWORTH'S RESUBDIVISION OF LOTS 47, 48, 49, AND 50 OF THE TOWN OF BROWNSVILLE, FILED OF RECORD AT PLAT BOOK 161, PAGE 153", filed of record at Instrument No. 20140630-0057236, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the said real property.

Being part of the same property conveyed to Raeanne Rubenstein, unmarried, by Warranty Deed from Marcella Y. Merritt and husband, Michael Grady Merritt, of record on July 10, 1997, at Book 10524, page 46, Davidson County Register of Deeds. Raeanne Rubenstein is now deceased, having died intestate. According to Affidavits of Heirship

filed at **Instrument Numbers** 202005110048906 **and,**

202005110048907, Davidson County Register of Deeds, at her death she was unmarried, she never bore or adopted any children, and she had only two siblings, both of whom are still living, namely Martin Rubenstein and Alan Rubenstein, the Grantors herein. The Grantors never resided at the property.

This is property commonly known as 106 Rosebank Avenue Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands, as of the dates noted below:

Martin Rubenstein

STATE OF NEW YORK

COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin Rubenstein,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, 2020:

Notary Public

My Commission Expires: MARIA BELLMIER
Commissioner of Deeds
City of New York No. 5-866
Certificate Filed in Richmond County
Commission Expires September 1, 20 21

[Note that a Notary' Official Seal is Required for a Tennessee document.]

Alan Rubenstein

STATE OF NEW YORK

COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alan Rubenstein,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, 2020:

Maria Bellmier
Notary Public

My Commission Expires: _____

MARIA BELLMIER
Commissioner of Deeds
City of New York No. 5-866
Certificate Filed in Richmond County
Commission Expires September 1, 20 21

[Note that a Notary' Official Seal is Required for a Tennessee document.]

[Grantors DO NOT sign below]

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$72,000.00**:

Bobby Jarnagin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 22nd DAY OF April, 2020.

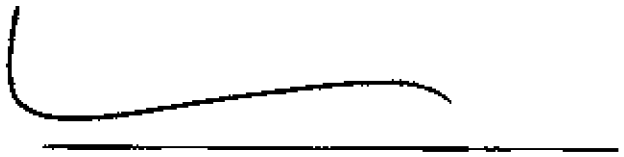
Notary Public

My Commission Expires: 4.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

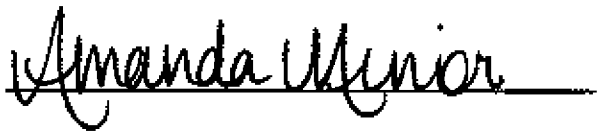
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

