Karen Johnson Davidson County Batch# 544176 DEEDWARR 01/04/2021 08:38:30 AM 3 pgs Fees: $18.00 Taxes: $1,443.00 20210104-0000061 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $389,999.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2020. Notary Public My commission expires: 11-8-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alec Rubenstein and Jake Rubenstein	CalCon Mutual Mortgage LLC dba OneTrust Home Loans	081 02 0S 002.00
1734 Mckinney Avenue	3131 Camino Del Rio North Suite 1680	
Nashville, TN 37208-1070	San Diego, CA 92108	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nickolaus Gunnar Servin, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jake Rubenstein, an unmarried man, and Alec Rubenstein, an unmarried man

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 1734B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1734 McKinney Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099119, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nikolaus Gunnar Servin, a single man by Warranty deed from Skip Four LLC, a Tennessee Limited Liability Company of record as Instrument No. 20190613-0056846, Register's Office for Davidson County, Tennessee; the Grantor herein was incorrectly referred to as Nikolaus Gunnar Servin in the said Warranty Deed at Instrument 20190613-0056846, by a scriveners error created by inadvertence or mistake; the Grantor is correctly known as Nickolaus Gunner Servin. The

said Grantor, Nickolaus Gunnar Servin having since married, but the subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. 26-2-301, et seq., or other similar Tennessee law or statute.

This is improved property known as **1734 McKinney Avenue, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of December, 2020.

Nickolaus Gunnar Servin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nickolaus Gunnar Servin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 17th day of December, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 20-000312-528

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY