# WARRANTY DEED

Karen Johnson Davidson County
Batch# 673391 DEEDWARR
07/08/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20210708-0092217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0339

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jordan Clarke Rubino and Joseph Rubino, husband and wife | Data Mortgage, Inc., dba Essex Mortgage | Map: 11901023500 |
| (NAME)<br>2227 Foster Avenue | (NAME)<br>2200 West Orangewood Ave.; Ste 150 | |
| (ADDRESS)<br>Nashville, TN 37210 | (ADDRESS)<br>Orange, CA 92868 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS ($269,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JAMES D. KENNEDY AND WIFE, DEBORAH H. KENNEDY**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JORDAN CLARKE RUBINO AND JOSEPH RUBINO, WIFE AND HUSBAND**,

HEREINAFTER CALLED THE GRANTEES, 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. 168 of Block 14, on the Map of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, of record in Book 332, Page 21 of Block 14, Register's Office for said County.

Said Lot No. 168 of Block 14 fronts 50 feet on the westerly margin of Foster Avenue and extends back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy, by deed from Altegra Credit Company, of record in Instrument No. 20020429-0052167, dated April 10, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 21, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2227 Foster Avenue, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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.

Witness our hands this 30th day of June, 2021.

James D. Kennedy

Deborah H. Kennedy

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 James D. Kennedy and Deborah H. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of June, 2021.

My Commission Expires: 3/6/24

Notary Public



# TRUE COPY CERTIFICATION

**I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on** June 30, 2021.

**D. Shayne Adair**

July 2, 2021

**Date**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Sworn to and subscribed before me this** 2nd **day of** July, **2021.**

April D. Wideman

**Notary Public**
**My Commission Expires:** 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY