Record 4

5110 Maryland Way, Suite 120
Brentwood, TN 37027

Send Tax Statements To:
~~New Owner~~ Capital Bank
2002 Richard Jones Rd
Nash TN 37215

This Instrument Prepared By/~~Return To~~:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Marni Rubin
613 Longhunter Court
Nashville, TN 37217

From Information Furnished By
The Parties

Map and Parcel: 135-8-A/613CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ROBIN MATTHEWS FORMALLY KNOWN AS ROBIN RANKIN AND JONATHAN BLAKE MATTHEWS, WIFE AND HUSBAND**, has this day bargained and sold and does hereby transfer and convey unto, **MARNI RUBIN, SINGLE WOMAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 613 on the Plan of Tract No. 19, Nashboro Village Nineteen Condominiums established by Master Deed of record in Book 5333, page 957, Register's Office of said County, and as shown on plat of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.
>
> Together with an undivided interest in and to the general and/or restricted common areas and facilities of Tract No. 19, Nashboro Village Nineteen Condominiums, as set forth and defined in restrictions of record in Book 4827, page 14, Book 5469, page 840, and Master Deed of record in Book 5333, page 957, said Register's Office, to which reference is hereby made for particulars.
>
> Being the same property conveyed to Robin Rankin, an unmarried woman, by deed from Lawrence Dawson, unmarried, dated December 14, 2018, appearing of record in Instrument Number 20181218-0123001, of the Register's Office of Davidson County, Tennessee. Robin Matthews is one and the same person as Robin Rankin.
>
> This conveyance is made subject to Master Deed contained in instrument of record in Book 4827, page 14, Book 5469, page 840, and Book 5333, page 957; Easement to Colonial Pipeline in Book 3955, page 180 and Book 4588, page 473; Easement to Nashville Electric Service in Book 4821, page 105; Easement for TVA in Book 437, page 14; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 80; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MARNI RUBIN, SINGLE WOMAN,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 715392 **DEEDWARR**
09/14/2021 11:24:34 AM 2 pgs
Fees: $13.00 Taxes: $662.30
20210914-0123030

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of September, 2021.

Robin Matthews formally known as Robin Rankin

Jonathan Blake Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Robin Matthews formally known as Robin Rankin and Jonathan Blake Matthews, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 7th day of September, 2021.

Amanda M Clark State of Tennessee Notary Public

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 9-2-24

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY