Karen Johnson Davidson County
Batch# 764337 DEEDWARR
12/01/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20211201-0158685

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $760,000.00. Affiant Subscribed and sworn to before me, this 19 day of November, 2021. Notary Public My commission expires: 8-20-2023

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Henry Leo Rubin and Kyle M Welch	**Legacy Home Loans, LLC**	**117-08-0-050.00**
1711 Primrose Avenue	**4004 Hillsboro Road, Suite 216B**	
Nashville, TN 37212	**Nashville, TN 37215**	

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, we,

Mark Rubin, married and Phyllis Rubin, unmarried as Joint Tenants with Right of Survivorship

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

Henry Leo Rubin, unmarried man, and Kyle Michael Welch, unmarried man, tenants in common with right of survivorship

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

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Rubin, married and Phyllis Rubin, unmarried as Joint Tenants with Right of Survivorship by Warranty deed from Ben C. Bailey and wife, Anita L. Bailey of record as Instrument No. 20160711-0070695, Register's Office for Davidson County, Tennessee.

This is improved property known as **1711 Primrose Avenue, Nashville, TN 37212.**

The subject property is not the primary or marital residence of the said Mark Rubin, or his spouse.

GRANTOR COVENANTS with the said Grantee that they are 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 themselves, their 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 19th day of November, 2021.

Mark Rubin

Phyllis Rubin by Mark Rubin, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Mark Rubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Phyllis Rubin as her attorney in fact.

The Power of Attorney authorizing Mark Rubin to sign in behalf of Phyllis Rubin being recorded simultaneously herewith as Instrument Number 202112010158684, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 19th day of November, 2021.

Notary Public
My Commission Expires: 8.20.2023

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

LTC File No. 21-000461-528

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bishop, 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 November 19, 2021 (date of document).

Affiant Signature

November 24, 2021
Date

State of TN

County of Maury

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY