36205-8

Karen Johnson Davidson County
Batch# 926922 DEEDWARR
10/07/2022 10:06:08 AM 2 pgs
Fees: $13.00 Taxes: $1,729.75
20221007-0110608

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22255

Send Tax Bills To:
Renasant Bank
2001 Park Place N., Ste 650
Birmingham, AL 35203

New Owner is:
Mark Howard Rubin and Leo Henry Rubin
1711 Primrose Ave, Apt. A
Nashville, TN 37212

MAP/PARCEL: 092-10-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Smart Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark Howard Rubin, married and Leo Henry Rubin, married, tenants in common**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

IMPROVED Property : 2936 & 2938 Torbett Street, Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 36 and 37 on the Plan of T.M. Steger's Clifton Pike Subdivision, of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Smart Properties, LLC by Quitclaim Deed from Nicholas Martin and Vanda Martin, dated 8/3/2016 and recorded 11/28/2016 in Instrument No. 20161128-0124678; and being the same property previously conveyed to Nicholas Martin and Vanda Martin by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 5/15/2012 and recorded 6/6/2012 in Instrument No. 20120606-0049473, Register's Office for Davidson County, Tennessee.

Power of Attorney for Fannie Mae of record in Instrument No. 20090520-0046582, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Page 112, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5711, Page 9, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of October, 2022.

GRANTOR:

Smart Properties, LLC

By: Nicholas Adam Martin, Sole Member

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, **Nicholas Adam Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Smart Properties, LLC, and that as such executed the foregoing instrument for purposes therein contained.

Witness my hand and seal on this the 5th day of October, 2022.

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $467,500.00.

Affiant

SWORN TO and subscribed before me this 5 day of October, 2022.

NOTARY PUBLIC
My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY