Karen Johnson Davidson County
Batch# 956908 DEEDWARR
12/30/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221230-0134067

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 19th day of December, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-573

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Howard Rubin, Henry Leo Rubin, and Marian Rosa Rubin	Mark Howard Rubin, Henry Leo Rubin, and Marian Rosa Rubin	
2945 Torbett Street	1711 Primrose Ave. Apt A	092-10-0-118.00
Nashville, TN, 37209	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John T. Cooley, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mark Howard Rubin, a married man, Henry Leo Rubin, a married man, and Marian Rosa Rubin, an unmarried woman, as Tenants in Common

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of T. M. Steger's Clifton Pike Subdivision of record in Plat Book 421, Page 112, 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 John T. Cooley, married man, by Warranty Deed from Jamar Jackson and Tiffany Jackson, husband and wife, of record in Instrument No. 20170501-0042299 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 01, 2017.

This conveyance is subject to any and all restrictions and easements of record.

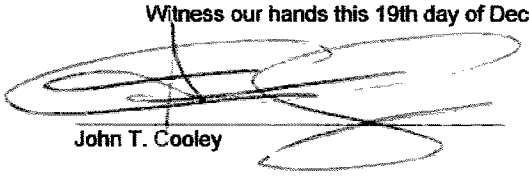
Grantor further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

This is improved property located at **2945 Torbett Street, Nashville, TN 37209.**

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 19th day of December, 2022.



John T. Cooley

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Cooley, 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 at Nashville, Tennessee, this 19th day of December, 2022.

Latrice A Bryant
Notary Public: Latrice A Bryant
My Commission Expires:
11-20-2023



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 12/19/2022.

D. Shayne Adair

12/21/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 21 day of December 2022.



April D Wideman
Notary Public
My Commission Expires: 03/07/2026