Karen Johnson Davidson County
Batch# 1003545 DEEDWARRSP
05/15/2023 03:07:30 PM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20230515-0036272

SPECIAL WARRANTY DEED

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on May 15, 2023.

NOTARY PUBLIC

My Commission Expires: 03/09/2027

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36171

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Carol Mosow **109 Duluth Avenue** **Nashville, TN 37209**	NEW OWNER	091-090-037.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harlan Dodson, as Executor of the Estate of Bernard D. Goldstein, Deceased**, as to a one-half (1/2) undivided interest, and **Harlan Dodson, as Executor of the Estate of Bernard D. Goldstein, Deceased , Ronna S. Goldstein Usmani and Stewart M. Goldstein, D/B/A Goldrub Properties Partnership**, as to a one-half (1/2) undivided interest, hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents does transfer and convey unto **Carol Mosow, d/b/a Charpier's Bakery**, hereinafter called **"GRANTEE,"** her heirs and assigns and/or successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 1/2 of Lot 44 on the Map showing the Resubdivision of Westover Subdivision of Lot No. 37 on the Cockrill Plan, as of record in Book 421, Page 25, Register's Office for said County.

Said part of said lot no. 44 fronts 50 feet on the east side of Duluth Avenue, and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to Bernard Goldstein and wife, and Harvey D. Rubin and wife, by Warranty Deed from Frank B. Delk and wife, Kathleen Delk and Robert H. Williams and wife, Patsy Williams of record in Book 4809, Page 905, Register's Office for Davidson County, Tennessee on April 26, 1974.

At the time of said conveyance of record in Book 4809, Page 905, Register's Office for Davidson County, Tennessee on April 26, 1974, Bernard D. Goldstein was married to Sandra Klein Goldstein. The said Sandra Klein Goldstein died on February 12, 1995. Bernard Goldstein having since died on February 23, 2022 and was survived by his wife, Lenora Jacqueline Silverman Goldstein (a/k/a Lenora Goldstein). The said Lenora Goldstein relinquished any claim to the Estate of Bernard D. Goldstein, Deceased, by the Settlement Agreement dated July, 2022. At the time of the above said conveyance of record in Book 4809, Page 905, Register's Office for Davidson County, Tennessee on April 26, 1974, the said Harvey Rubin was married to Norma Rubin. The said Harvey and Norma Rubin were divorced in 1977, by Final Decree in Case Number 86212, Circuit Court for Davidson County, Tennessee. Paragraph 2 of their Property Settlement Agreement incorporated in the Decree, dated March 14, 1977 stated that "Norma Rubin relinquishes all interest which she may have in other real property in which Harvey Rubin or both Harvey Rubin and Norma Rubin may have an interest. This includes property owned by the Goldstein and Rubin families in West Nashville and Miami Springs property." Harvey Rubin subsequently married Janna B. Rubin(a/k/a Jana Rubin) . Harvey Rubin died on January 23, 1995. Harvey Rubin's Last Will and Testament was probated in Davidson County, Tennessee, Case No. 95P-478 and he was survived by his wife Jana Rubin. The said Jana Rubin having conveyed all her right and title in and to the subject property to Bernard D. Goldstein, Deceased , Ronna S. Goldstein Usmani and Stewart M. Goldstein, D/B/A Goldrub Properties Partnership, by Quitclaim Deed to Clear Title, of record in Instrument No. 20200113-00044179, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

105 Duluth Avenue, Nashville, TN 37243

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, though, or under Grantor, but no further or otherwise.

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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my/our hand(s) this 28th day of April, 2023.

Estate of Bernard D. Goldstein, Deceased

By: _____
Harlan Dodson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Harlan Dodson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in his capacity as Executor of the Estate of Bernard D. Goldstein and acknowledged that he executed the same as his free act and deed, in his capacity as Executor of the Estate of Bernard D. Goldstein.

Witness my hand and official seal, this 28th day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

WITNESS my/our hand(s) this 28th day of April, 2023.

Harlan Dodson, as Executor of the Estate of Bernard D. Goldstein, Deceased, Ronna S. Goldstein Usmani, and Stewart M. Goldstein, D/B/A Goldrub Properties Partnership

Estate of Bernard D. Goldstein, Deceased

By: _____
Harlan Dodson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Harlan Dodson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in his capacity as Executor of the Estate of Bernard D. Goldstein and acknowledged that he executed the same as his free act and deed, in his capacity as Executor of the Estate of Bernard D. Goldstein.

Witness my hand and official seal, this 28th day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

WITNESS my/our hand(s) this 28th day of April, 2023.

Stewart M. Goldstein

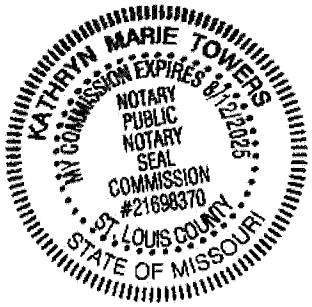
STATE OF Missouri, COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public, within and for the State and County aforesaid, appeared Stewart M. Goldstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, upon his oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10 N. Bemiston 10:45 AM, this 28th day of April, 2023.
Clayton, MO 63105

Kathryn Marie Towers
NOTARY PUBLIC

My Commission Expires: 08/12/2025



WITNESS my/our hand(s) this 28th day of April, 2023

Ronna S. Goldstein Usmani

STATE OF Florida, COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public, within and for the State and County aforesaid, appeared Ronna S. Goldstein Usmani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, upon her oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Lauderdale, Florida, this 28th day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 3/24/2024

STEVEN JUDE LEONE
Notary Public - State of Florida
Commission # GG 965534
My Comm. Expires Mar 24, 2024
Bonded through National Notary Assn.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 2, 2023**.

Date

D Hardwick

Affiant Signature

May 15, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026