RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300 BOX 10-A
NASHVILLE, TN 37215

(2)

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014925 DEEDWARRSP
06/14/2023 09 48 18 AM 6 pgs
Fees $33 00 Taxes $3,700 00

20230614-0045294

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00.

Affiant

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2025

Subscribed and sworn to me on 6/7/23, 2023

NOTARY PUBLIC

My Commission Expires.

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36289

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO.	MAP – PARCEL #
Andrew Eshelman 1324 4th Avenue North Nashville TN 37208	NEW OWNER	091-090-040 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 **6004 Robertson LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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:**

6010 and 6012 Robertson Avenue, Nashville, TN 37201

(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, its 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 7th day of June, 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 7th day of June, 2023.

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

_____
NOTARY PUBLIC

My Commission Expires: _____

WITNESS my/our hand(s) this 7th day of June, 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 7th day of June, 2023.

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

_____
NOTARY PUBLIC

My Commission Expires: _____

WITNESS my/our hand(s) this 8th day of June 2023.

Ronna S. Goldstein Usmani

STATE OF Ohio, COUNTY OF Cuyahoga

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 Cleveland, Ohio, this 08th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: July 22, 2023



DAVID J. BEIGHT
Notary Public, State of Ohio
Commission No 2018-RE-735426
My Commission Expires
July 22, 2023

WITNESS my/our hand(s) this 7 day of June, 2023

Stewart M. Goldstein

STATE OF MASSACHUSETT, COUNTY OF BARNSTABLE

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 350 Route 6, North Truro, MA, this 7th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 8/18/2028

Amanda L. Morris
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 18, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 35 feet of the southerly 150 feet Of lot NO. 1 and the southerly 150 feet lot No. 2 on the Map showing Resubdivision of Westover Subdivision of lot No. 37 of the Cockrill Farm as of record in Book 421, page 25, Register's Office for said County.

Said parts of lots Nos 1 and 2 front together 135 feet on the northerly side of Robertson Avenue and run back between parallel lines with the easterly margin of Duluth Avenue 150 feet to a dead line

Being the same property conveyed to Bernard Goldstein and wife, Sandra K. Goldstein and Harvey D. Rubin and wife, Norma R Rubin, d/b/a Goldrub Properties from Rosie Anderson, a widow, by Warranty Deed of record in Book 4536, Page 535, Register's Office for Davidson County, Tennessee on September 14, 1971

The said Harvey and Norma Rubin 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. Harvey Rubin died on January 23, 1995. His Last Will and Testament was probated in Davidson County, Tennessee, Case No 95P-478, leaving his property to wife, Janna B Rubin.

The said Sandra Goldstein died on February 12, 1995, and upon her death, her ownership passed to Bernard Goldstein

Being the same property conveyed to Bernard D. Goldstein, Ronna S Goldstein Usmani and Stewart M Goldstein, D/b/a Goldrub Properties Partnership by Quitclaim deed to Clear Title from Janna B Rubin of record in Instrument No 20200113-0004178 Register's Office for Davidson County, Tennessee, dated January 10, 2020.

See also Order Granting Motion for Judgment on the Pleadings and Judgment Quieting Title of record at Instrument No. 20200814-0091408 vests title in Bernard D Goldstein, Ronna S Goldstein Usmani and Steward M. Goldstein d/b/a Goldrub Properties

Being the same property conveyed to Bernard D Goldstein, Ronna S Goldstein Usmani and Stewart M Goldstein, D/b/a Goldrub Properties Partnership by Quitclaim deed from Janna B. Rubin of record in Instrument No. 20200113-0004178 Register's Office for Davidson County, Tennessee, dated January 10, 2020.

Parcel number· 091-09-0-039.00

Parcel number· 091-09-0-040.00