This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is ater is $355,000.00

Karen Johnson
Batch # 1182953
09/18/2024 10:38:07 AM
Fees: $18.00 Taxes: $1,313.50

Davidson County
DEEDWARR
3 pgs

20240918-0072273

iant

scribed and sworn before me this the
1 day of September, 2024.

Notary Public
My commission expires: 9/21/26

CAVAN MCCA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caitlin Joyce Hager	Movement Mortgage, LLC	082-12-0A 200.00
926 Woodland St #200	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW S. RUBINSTEIN AND WIFE YOUYANG CAO, AND PEGEEN RUBINSTEIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAITLIN JOYCE HAGER,A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 200 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20060803-0094 710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Matthew S. Rubinstein and Pegeen Rubinstein (incorrectly spelled Rubenstein on the deed), as tenants in common with right of survivorship, by deed dated 11/07/2014, from Mason Worthington, unmarried, of record in Instrument No. 20141112-0104014, Register's Office for said County. A Scrivener's Affidavit was recorded on 09/09/2024, correcting the name of Pegeen Rubinstein, Instrument No. 20240909-0069411, in Davidson County, State of Tennessee.

Youyang Cao, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 926 Woodland St #200, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17 day of September, 2024.

Matthew S Rubinstein by Jenny West Attorney in fact
Matthew S. Rubinstein by Jenny West as Attorney-in-Fact

Youyang Cao by Jenny West Attorney in Fact
Youyang Cao by Jenny West as Attorney-in-Fact

Pegeen Rubinstein by Jenny West Attorney in Fact
Pegeen Rubinstein by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew S. Rubinstein by Specific POWER OF ATTORNEY dated 09/08/2024, and who acknowledged that he executed the same as the free act and deed of Matthew S. Rubinstein.

Witness my hand and official seal this 17 day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Youyang Cao by Specific POWER OF ATTORNEY dated 09/10/2024, and who acknowledged that he executed the same as the free act and deed of Youyang Cao.

Witness my hand and official seal this 17 day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pegeen Rubinstein by Specific POWER OF ATTORNEY dated 09/09/2024, and who acknowledged that he executed the same as the free act and deed of Pegeen Rubinstein.

Witness my hand and official seal this 17 day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

YC by JW AiF
MSR by JW AiF
PR by JW AiF