Karen Johnson Davidson County
Batch # 1219034 DEEDQC
12/26/2024 10:54:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241226-0099644

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX INFORMATION
Mark H. Rubin Leo H. Rubin Marian R. Rubin. 1711 Primrose Ave. Apt. A Nashville, TN 37212	Same	092-10-0-081.00

FOR AND IN CONSIDERATION of $1.00 and other good and valuable consideration, **MARK HOWARD RUBIN and HENRY LEO RUBIN,** by these presents do hereby each quitclaim and convey unto **MARIAN ROSA RUBIN,** and her heirs, successors and assigns, one-sixth (1/6) of all right, title and interest in and to the following described tract of land in Davidson County, Tennessee creating a one-third (1/3) interest in the herein described land in each of the above listed parties.

A certain trac 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 Mark Howard Rubin, and Henry Leo Rubin, by Warranty Deed from Scott Properties LLC, dated October 5th, 2022, and of record in Instrument Number20221007-0110608 Register's Office for Davidson County, Tennessee. The said being corrected by Scrivener's affidavit of record in Instrument Number p20221115-0121593 Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions or record.

This is improved property, known as 2940 and 2942 Torbett Street, Nashville, TN 37209.

Witness my hand this 20 day of December, 2024.

MARK HOWARD RUBIN

HENRY LEO RUBIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Mark Howard Rubin and Henry Leo Rubin with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they each executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2024.

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/9/27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00

AFFIANT

Sworn to and subscribed before me this 20th day of December, 2024.

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/9/27