Karen Johnson Davidson County
Batch# 1440902 DEEDWARR
07/01/2026 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20260701-0059468

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 (455,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JOHN ANDREW SEELY (NAME)	**NEW OWNER** (NAME)	**081 02 0S 002.00**
1734 MCKINNEY AVENUE NASHVILLE, TN 37208 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of June, 2026, the undersigned, **JAKE RUBENSTEIN, A MARRIED MAN, AND ALEC RUBENSTEIN, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN ANDREW SEELY, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1734 MCKINNEY AVENUE, NASHVILLE, TN 37208** and more particularly described as follows:

BEING Unit 17348, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1734 MCKINNEY AVENUE, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099119, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jake Rubenstein, an unmarried man, and Alec Rubenstein, an unmarried man, by Warranty Deed from Nickolaus Gunnar Servin, married, of record in Instrument No 20210104-0000061, in the Register's Office of Davidson County, Tennessee, dated December 17, 2020, and recorded on January 04, 2021.

Note: The subject property was not a marital residence of either Jake Rubenstein or Alec Rubenstein, and as such is not subject to any homestead interest contemplated by Tennessee law.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of June, 2026.

GRANTOR: JAKE RUBENSTEIN

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JAKE RUBENSTEIN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of June, 2026.

Notary Public

Sept 18th 2026
My Commission Expires

TYRONDI KERA ABRAHAM NOTARY PUBLIC FORSYTH COUNTY EXPIRES GEORGIA September 18, 2026

GRANTOR: ALEC RUBENSTEIN

STATE OF NEW YORK)
COUNTY OF Suffolk)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALEC RUBENSTEIN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of June, 2026.

Notary Public

3/8/2027
My Commission Expires

ANNETTE METZGER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME0002508
Qualified in Suffolk County
Commission Expires March 8, 2027

Certificate of Authenticity

I, Christian Reynolds, 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 **June 26, 2026**.

Date

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)