Karen Johnson Davidson County
Batch# 354101 DEEDQC
02/05/2020 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013580

THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 4 day of January, 2020.

Notary Public
My Commission Expires: Sept. 6, 2022

BRANDON MORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
3717 West End Partners, LLC c/o Division Street Development 700 12th Avenue South, Suite 302 Nashville, TN 37203	Same	104 09 0 180.00 104 09 0 277.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martin Bubis** and **Jayne Bubis**, husband and wife (collectively, the "**Grantors**"), do hereby release, remise, quitclaim, and give unto **3717 West End Partners, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantors' right, title and interest that Grantors may hold, if any, in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

This is improved property known as 3717 West End Avenue and 101 Leonard Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

****

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed to be effective for all purposes as of the 28 day of January, 2020.

GRANTORS:

Martin Bubis

Jayne Bubis

STATE OF FLA)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN BUBIS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2020.

Notary Public

My Commission Expires: 1/10/2022

Michael W. Bubis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG174221
Expires 1/10/2022

STATE OF FLA)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAYNE BUBIS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of January, 2020.

Notary Public

My Commission Expires: 1/10/2022

Michael W. Bubis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG174221
Expires 1/10/2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being further described as follows:

Beginning at an iron rod found at the intersection of the south margin of West End Avenue (90' R.O.W.) and the west margin of Leonard Avenue (70' R.O.W.), said rod being the northeast corner of the herein described property;

Thence, following said west margin of Leonard Avenue, South 23 degrees 22 minutes 27 seconds East, a distance of 189.84 feet to an iron rod found at the northeast corner of property conveyed to O.I.C. Leonard & Whitland Homes as of record in Instrument Number 20111229 0101797 in the Register's Office of Davidson County, Tennessee;

Thence, following the north line of said O.I.C. Leonard & Whitland Homes property, South 66 degrees 27 minutes 51 seconds West, a distance of 99.85 feet to an iron rod set at the southeast corner of property conveyed to O.I.C. 3721 West End Avenue as of record in Plat Book 4493, Page 498 in the Register's Office of Davidson County, Tennessee;

Thence, following the east line of said O.I.C. 3721 West End Avenue property, North 23 degrees 25 minutes 04 seconds West, a distance of 190.07 feet to an iron rod found on said south margin of West End Avenue, said rod being the northeast corner of said O.I.C. 3721 West End Avenue property and the northwest corner of the herein described property;

Thence, following said south margin, North 66 degrees 35 minutes 45 seconds East, a distance of 100.00 feet to the Point of Beginning, all according to the ALTA/NSPS Land Title Survey of the Property prepared by Q. Scott Pulliam, TN RLS No. 2346, dated October 28, 2019, as revised.

Being the same property conveyed to Martin Bubis and Jayne Bubis, husband and wife, by deed from 3717 West End Partnership, a Tennessee general partnership, of record as Instrument No. 20171010-0103796, Register's Office for Davidson County, Tennessee.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

