Karen Johnson Davidson County
Batch# 574739 DEEDWARR
02/22/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20210222-0020867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____DAY OF FEBRUARY, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
03 08 2022
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01230

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Bubis 116 Century Oak Dr. Franklin, TN 37069	Brandon Bubis 116 Century Oak Dr. Franklin, TN 37069	082-12-0-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye J. Finney, Executrix of the Estate of Marcella Bowers, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Bubis, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being part of Lot No. 180 on the Plan of the Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, on October 3, 1969, as follows:

BEGINNING, on an iron pin in the southeast corner of the intersection of Marina Street and a 15 foot alley, being alley running North and South between North Ninth Street and Neill Avenue shown on above Plan; running thence with the southerly margin of Marina Street, South 82° 36' East 37.49 feet to an iron pin; thence leaving said Street, South 2° 10' East 86.00 feet to an iron pin; thence South 43° 34' West 30.00 feet to an iron pin in the Easterly margin of the 15 foot alley above mentioned; thence with the easterly margin of said alley as follows: North 24° 54' West 57.71 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 20 feet in a northwesterly direction 11.23 feet to an iron pin; thence North 7° 16' East 49.62 feet to the point of beginning.

Being the same property conveyed to Esker Bowers and wife, Marcella Bowers by deed from The Nashville Housing Authority, dated February 25, 1971, recorded March 1, 1971, of record in Book 4482, Page 772, in the Register's Office for Davidson County, Tennessee. The said Esker Bowers having since died on December 23, 1986, married to Marcella Bowers. The said Marcella Bowers died widowed on March 4, 2015. The Last Will and Testament of Marcella Bowers having been admitted to probate in the Probate Court of Davidson County, Tennessee, by Order entered February 24, 2020, in Docket No. 20P237. Said Order appointed Faye Finney as the Exectutrix of the Estate and Letters Testamentary were issued to her.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 0 Marina St, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 11th day of February, 2021

Faye J. Finney, Executrix

Faye J. Finney, Executrix of the Estate of Marcella Bowers, deceased

STATE OF TENNESSEE
COUNTY OF Williamson

I,Seth A. Dearinger, a Notary Public for the County of Williamson and State of Tennessee , do hereby certify that Faye J. Finney, Executrix of the Estate of Marcella Bowers, deceased personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this **the 11th of February, 2021.**

Notary Public

My Commission Expires: 03/09/2

(SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

