Karen Johnson Davidson County
Batch# 607241 DEEDWARR
04/06/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210406-0044636

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2021. Notary Public My commission expires: 10/02/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Burrus Turk and Caroline West Turk	Legacy Home Loans LLC	084-05-1-A-001.00-CO
810 A Rosebank Avenue	4004 Hillsboro Pike Ste. 216 B	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON BUBIS AND KELLY BUBIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN BURRUS TURK AND CAROLINE WEST TURK, HUSBAND AND WIFE, BOTH AS TO A 25% INTEREST EACH AND LISA BURRUS TURK, A MARRIED WOMAN, AS TO A 50% INTEREST, AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 810 Rosebank Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180723-0071498, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cager Rudolph Hooper and wife, Edna A. Hooper by Warranty Deed from R. S. Jones and wife, Westella W. Jones, of record in Book 2645, Page 483, Register's Office for Davidson County, Tennessee, dated April 25, 1957 and recorded May 3, 1957. The said Cager Rudolph Hooper having predeceased his wife, Edna A. Hooper, leaving her as the surviving tenant by the entirety. The said Edna A. Hooper died testate on August 30, 2006, and by her Last Will and Testament which was filed for probate in Davidson County, Tennessee in the Seventh Circuit Court as Docket # 06P1606, and recorded as Instrument No. 20080909-0092372, Register's Office for Davidson County, Tennessee, devised the subject property to her son, James Rudolph Hooper. The said James Rudolph Hooper having since died on August 6, 2013, intestate and unmarried, leaving his three daughters, Eydie Grant, Alona Hooper and Sherryl L. Stone, as his sole heirs at law, as evidenced by an Affidavit of Heirship dated July 18, 2014, and recorded as Instrument No. 20140722-0064869, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Alona Hooper by Quitclaim Deed from Eydie Grant and Sherryl L. Stone, of record in Instrument No. 20140825-0077256, Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 25, 2014.

Being a portion of the same property conveyed to Eydie Grant by Quitclaim Deed from Alona Hooper, of record in Instrument No. 20171221-0129938, Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 21, 2017.

Being a portion of the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from Eydie Grant, married of record in Instrument No. 20190711-0067626 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 11, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 810 A Rosebank Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2021.

Brandon Bubis

Kelly Bubis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Bubis and Kelly Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2021.

Notary Public

My Commission Expires: 5-2-22



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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022