Karen Johnson Davidson County
Batch# 670777 DEEDWARR
07/02/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20210702-0090171

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2021.

Notary Public

My commission expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires on 06-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig Wilkosz	Craig Wilkosz	**04310002600**
205 Scalf Drive	205 Scalf Dr	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Martin Bubis, a married man and Richard Vick, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sally Stryker a single woman and Craig Wilkosz a single man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 4, Tract 14, of an unrecorded plan of a recorded plan in Book 1130, Page 37, R.O.D.C., known as the Anderson Estates. Said Lot beings at a point on the westerly margin of Scalf Drive at the corner of Lots No. 3 & 4, being 373.8 feet more or less North of the northerly margin of Dupont Avenue; thence with line between Lots No 3 & 4 westwardly 175 feet to a dead line; thence with dead line northwardly 120 feet to the common corner of Lots No. 4 & 5; thence with line between Lots No. 4 & 5 eastwardly 175 feet to the westerly margin of Scalf Drive; thence with said Drive southwardly 120 feet to the beginning.

Being the same property conveyed to Martin Bubis and Richard Vick, tenants in common, by Warranty Deed from Arthur A. Ralston and wife, Katherine Ralston, dated November 30, 2007, of record in Instrument No. 20071204-0140550, Register's Office for Davidson County, Tennessee.

Oath is made that the above described property is not the principal residence of the Grantors or any of their family members.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 205 Scalf Drive, Madison, TN 37115.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

_____ Date: 6/30/21
Martin Bubis

_____ Date: 6-30-2021
Richard Vick

STATE OF Tennessy

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Martin Bubis and Richard Vick, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11/22/23

LEGAND L. GOODMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 30, 2021 (date of document).

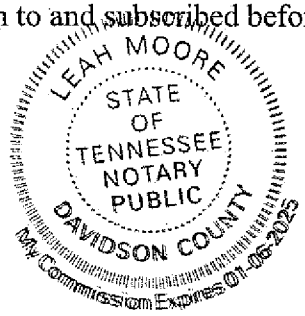
Affiant Signature

July 2nd 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL