Karen Johnson Davidson County
Batch# 672746 DEEDWARR
07/08/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,074.53
20210708-0091910

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,685.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2021. Notary Public My commission expires:

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:
Levi Kennedy and Joanna Kennedy	Legacy Home Loans LLC	106-13-0G-001.00-CO
2013A Rosemary Lane	4004 Hillsboro Pk Ste 2168	
Nashville, TN 37210	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 WIFE, KELLY BUBIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVI KENNEDY AND JOANNA KENNEDY, HUSBAND AND WIFE**, 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: LCK JBK

Land in Davidson County, Tennessee, being Unit A as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 2013 Rosemary Lane, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20170802-0078710, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Brandon Bubis and wife, Kelly Bubis by Warranty deed from Jayson Stringfelow, married of record in Instrument No. 20180521-0048659 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 21, 2018.

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 2013A Rosemary Lane, Nashville, TN 37210, 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 2nd day of July, 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 2nd day of July, 2021.

Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7/7/2021 (date of document).

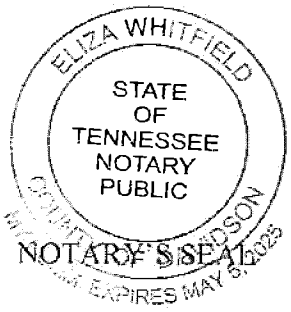
Affiant Signature

7/7/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025