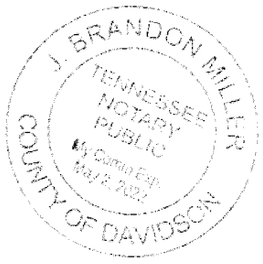
Karen Johnson Davidson County
Batch# 675959 DEEDWARR
07/13/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210713-0094179

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2021.

Notary Public

My commission expires: 5-2-22

**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: |
|---|---|---|
| 201 Neill A, LLC | New Owner(s) | 082-12-3A-001.00-CO |
| 116 Century Oak Drive | | |
| Franklin, TN 37069 | | |

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 **201 NEILL A, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Unit No. A on the Plan of 201 Neill Ave N Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 201 Neill Ave N Townhomes, as set forth in Exhibit " B" of record in Instrument No. 20190913-0093257, 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 Elaine Moore by Warranty deed from Bunni Fraser Amburgey and husband, Guy Dale Amburgey of record in Instrument No. 20101014-0082225 Register's Office for Davidson County, Tennessee, dated October 12, 2010 and recorded on October 14, 2010.

Being a portion of the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company by Warranty deed from Elaine Moore and Bret Moore of record in Instrument No. 20190129-0008504 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 29, 2019.

Being a portion of the same property conveyed to Neil Development LLC, a Tennessee Limited Liability Company by Quitclaim deed from Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190913-0093258 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 13, 2019.

Being a portion of the same property conveyed to Brandon Bubis by Warranty deed from Neil Development LLC, a Tennessee limited liability company of record in Instrument No. 20200403-0036008 Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 03, 2020.

Being a portion of the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Quitclaim deed from Brandon Bubis of record in Instrument No. 20200515-0050499 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 15, 2020.

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 201 A Neill 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 9th 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 9th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp May 2, 2022
COUNTY OF DAVIDSON

**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 07/12/2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025