This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 683767 DEEDWARR
07/26/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20210726-0100219

| Name and Address of New Owners: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Brandon Bubis and Keith Pillatsch<br>944 Main Street<br>Nashville, TN 37206 | Same | 094-01-0-075.00 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quantavius M. Poole** (the "Grantor") has this day bargained and sold and by these presents does hereby sell, give, transfer, and convey unto **Brandon Bubis and Keith Pillatsch** (the "Grantees") the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1211, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 620 S 13th Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. _____202107260100218_____, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Quantavius M. Poole by deed from James L. Smith, Jr., of record as Instrument No. 20191004-0101999, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1211 Sevier Street, Nashville, Tennessee 37206.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2021 and subsequent years, which have been prorated and assumed by Grantees;

2. Matters shown on the Plan of record in Book 57, page 81, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions, and Restrictions for 620 S 13th Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. _____202107260100218_____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging, unto the Grantees and the Grantees' heirs, representatives, and assigns, forever in fee simple.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out). Grantor further covenants and binds Grantor, his heirs, his representatives, and his assigns to warrant and forever defend title to the said real estate to Grantees, their heirs, their representatives, and their assigns, against any and all lawful claims of all persons whomsoever.

*{Signature page to follow}*

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2021.

Quantavius M. Poole (Seal)
Quantavius M. Poole

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **QUANTAVIUS M. POOLE**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of July, 2021.

Notary Public

My Commission Expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon J Muller
(Affiant)

Sworn to and subscribed before me this 16th day of July, 2021.

Notary Public
My commission expires: 10/17/2023
File No. 2021-477

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# True Copy Certification

I, Jack W. Robinson, 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 July 16, 2021.

Affiant Signature

Date: 7-16-21

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY