Karen Johnson Davidson County
Batch# 709908 DEEDWARR
09/03/2021 01:35:20 PM 2 pgs
Fees: $13.00 Taxes: $2,956.30
20210903-0118973

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $799,000.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2021. Notary Public My commission expires:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

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:
Rita M. Pirkl and Maeve E. McConville	New Owner(s)	103 12 0 088.00
6110A EASTWOOD AVE		
NASHVILLE, TN 37212		

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, **MARTIN BUBIS AND JAYNE BUBIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITA M. PIRKL AND MAEVE E. MCCONVILLE, A MARRIED COUPLE**, 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 the Easterly 45 feet front and 64 feet rear of Lot No. 25 and all of Lot No. 26 of Block "I" on the plan of Cherokee Park Second Section, of record in Book 547, Page 175 and 176, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 25 and all of Lot No. 26 front together 105 feet on the Northerly side of Lauderdale Road and run back 135.05 feet on the Easterly line and 128.25 feet on the Westerly line to a dead line measuring 129 feet thereon.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis, by Warranty Deed from Philip Martindale and wife, Jill Martindale, of record in Instrument No. 20050915-0111082, in the Register's Office of Davidson County, Tennessee, dated September 13, 2005 and recorded on September 15, 2005.

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 249 Lauderdale Road, Nashville, TN 37205, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6VRES-21249

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 30th day of August, 2021.

Martin Bubis

Jayne Bubis by Martin Bubis, her Attorney-In-Fact

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 Martin Bubis, personally and as Attorney-In-Fact for Jayne 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.

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

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

Notary Public

My Commission Expires: 3/3/25