Karen Johnson Davidson County
Batch# 710195 DEEDQC
09/03/2021 02:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210903-0119047

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2021. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
BMB Properties Attn: Brandon Bubis, Managing General Partner 944 Main Street Nashville, TN 37206	SAME	116040V00100CO 116040V00200CO 07116001200 11905037600 083160F00100CO 083160F00200CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BRANDON BUBIS** and **KELLY BUBIS**, husband and wife (collectively, the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration,

the receipt of which is hereby acknowledged, hereby release, remise, quitclaim, and give unto **BMB PROPERTIES**, a Tennessee general partnership (the "Grantee"), effective as of the 1st day of September, 2021 (the "Effective Date"), all of Grantors' right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

202109030119047

WITNESS my hand effective as of the Effective Date.

GRANTORS:

Brandon Bubis

Kelly Bubis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON BUBIS**, 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 1st day of September, 2021.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 1st day of September, 2021.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

851119.1/020210806

EXHIBIT A

PROPERTY DESCRIPTION

Tract I (707 Crescent Road, Units A and B, Nashville, TN 37205)

Land in Davidson County, Tennessee, being Units A and B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 707 Crescent Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20200930-0112929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife, by deed from Ellen B. Rodrigues of record as Instrument No. 20200417-0040191, Register's Office for Davidson County, Tennessee.

Tract II (505 Douglas Avenue, Nashville, TN 37207)

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of a lot marked "Widow Brown's Lot" on the Plat of Subdivision of the Joe Brown Estate, of record in Book 843, page 107, Register's Office for Davidson County, Tennessee, and described in part according to a February 13, 1980 survey by John B. Kohl, III, Tennessee Registered Land Surveyor, No. 100, as follows:

Said property, the southwesterly corner of which is located eastwardly 173 feet from the easterly margin of North 5th Street, fronts 71.6 feet on the northerly margin of Douglas Avenue, formerly Mile End Avenue, and extends back 215 feet (field measures 205 feet), more or less, on the easterly line and 217 feet (field measures 207 feet), more or less, on the westerly line, to a dead line in the rear measuring 71 feet (field measures 70 +/- feet) thereon.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife, by deed from Terry Winecoff, a married man, and George Khoury, a married man, of record as Instrument No. 20201201-0139451, Register's Office for Davidson County, Tennessee.

Tract III (323 Whitsett Road, Nashville, TN 37210)

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled E.T. Brown's Subdivision of a part of the Patterson Tract, of record in Book 332, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife, by deed from Gwendolyn Murphy, Administrator of the Estate of Josephine Carter Ridley, of record as Instrument No. 20201215-0147675, Register's Office for Davidson County, Tennessee.

Tract IV (2502 Brittany Drive and 2647 Barclay Drive, Nashville, TN 37206)

Land in Davidson County, Tennessee, being Units 2647 and 2502 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2502 Brittany Drive, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20210720-0096987, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife, by deed from NWEST, LLC, a Tennessee limited liability company, of record as Instrument No. 20210407-0046068, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 September 1, 2021.

William T. Smith

Affiant Signature

Date: 9/1/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

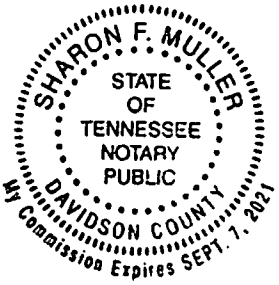
Sworn to and subscribed before me this 1st day of September, 2021.

Sharon F Muller

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal:



845963.1/2012663