Karen Johnson Davidson County
Batch# 746047 DEEDWARR
10/28/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $4,809.63
20211028-0144846

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,299,900.00. Affiant Subscribed and sworn to before me, this the 19th day of October, 2021. Notary Public My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 Number
The Wilco Trust dated January 21, 2019	Charles & Jill Coats	104 01 0 061.00
302 Chamberlin Street	new address	
Nashville, TN 37209		

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 R. BUBIS, A MARRIED MAN* AND RICHARD D. VICK, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES J. COATS AND JILL S. COATS, TRUSTEES , OR THEIR SUCCESSORS IN INTEREST,OF THE WILCO TRUST DATED JANUARY 21, 2019,** 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:

Being Lot No. 24 of Block 26 on the Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin Bubis, Trustee, by Deed from Real Security, Inc., Trustee for the Umbrella Realty Trust, Inc., of record in Instrument No. 20020709-0082630, in the Register's Office of Davidson County, Tennessee, dated July 09, 2002 and recorded on July 09, 2002.

Being the same property conveyed to Martin R. Bubis and Richard D. Vick, by Quitclaim Deed from Martin Bubis, Trustee, of record in Instrument No. 20040405-0037724, in the Register's Office of Davidson County, Tennessee, dated March 25, 2004 and recorded on April 05, 2004.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 302 Chamberlin Street, Nashville, TN 37209, 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 19th day of October, 2021.

Martin R. Bubis

Richard D. Vick

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 R. Bubis and Richard D. Vick, 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 19th day of October, 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, Margaret Philpott 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 **10/19/2021** (date of document).

Affiant Signature

10/19/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

