Karen Johnson Davidson County
Batch# 748136 DEEDWARR
11/03/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20211103-0146953

Warranty Deed

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires:

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:
Darren Hawkins and Tisa Hawkins	New Owners	072-07-0N-002.00-CO
1230 McGavock Pike		
Nashville, TN 37216		

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, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARREN HAWKINS AND TISA HAWKINS, HUSBAND AND WIFE**, 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 1230, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1228-1230 McGavock Pike, A Horizontal Property Regime with Private Elements, a Planned Unit Development, of record as Instrument No. 20201123-0137308, as amended in Instrument No. 20210301-0025396 and being shown on Plat attached thereto as Exhibit "B", in the 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 Walter H. Morgan, Jr by Warranty deed from Betty Jo Witcher Morgan of record in Book 3644, page 231 Register's Office for Davidson County , Tennessee, dated October 08, 1963 and recorded on October 28, 1963.

Note: The said Walter H. Morgan, Jr. having died on December 13, 2002.

Being a portion of the same property conveyed to Walter H. Morgan III by Quitclaim deed from Betty Jo Witcher Morgan of record in Instrument No. 20060705-0080110 Register's Office for Davidson County, Tennessee, dated July 05, 2006 and recorded on July 05, 2006.

Being a portion of the same property conveyed to Brandon Bubis, married by Warranty deed from Walter H. Morgan III, married of record in Instrument No. 20200701-0071138 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

Being a portion of the same property conveyed to Martin Bubis by Quitclaim deed from Brandon Bubis of record in Instrument No. 20201123-0137307 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on November 23, 2020.

**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 1230 McGavock Pike, Nashville, TN 37216, 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 28th day of October, 2021.

Martin 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 Martin 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 29th day of October, 2021.

Notary Public

My Commission Expires: 5-2-22



CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or 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 10/29/21.

Affiant
Date: 10/29/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 29 day of Oct, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024