Karen Johnson Davidson County
Batch# 765995 DEEDWARR
12/02/2021 10:40:29 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20211202-0159665

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2021.

Notary Public

My commission expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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:
Benjamin Thomas Lutz	New Owner	083-01-0N-002.00-CO
1310 McKennie Avenue, Unit B		
Nashville, TN 37206		

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 **BENJAMIN THOMAS LUTZ**, 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 B of 1310 McKennie Avenue, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et., seq, of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions as Horizontal Property Regime with Private Elements, of record in Instrument No. 20201016-0120946 Depiction of Property attached as "Exhibit A", Bylaws of 1310 McKennie Avenue attached as "Exhibit C" of said Declaration, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jayne A. Bubis by Warranty deed from J & M Investments, a Tennessee General Partnership composed of Joe L. Wall and Mike Suggs of record in Book 8094, page 95 Register's Office for Davidson County , Tennessee, dated April 17, 1990 and recorded on April 23, 1990.

Being a portion of the same property conveyed to Raynold Bubis by Quitclaim deed from Glenn E. Sager of record in Book 8499, page 241 Register's Office for Davidson County , Tennessee, dated November 19, 1991 and recorded on December 03, 1991.

Being the portion of the same property conveyed to Harriet Bubis by will of Reynold Bubis, admitted to probate on January 22, 1996, Docket No. 96P-119, Probate Court of Davidson County.

Being a portion of the same property conveyed to Martin Bubis by Quitclaim deed from Jayne A. Bubis of record in Instrument No. 20201016-0120822 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on October 16, 2020.

Being a portion of the same property conveyed to Jayne A. Bubis by Quitclaim deed from Harriet Bubis of record in Instrument No. 20011114-0125048 Register's Office for Davidson County, Tennessee, dated August 09, 2000 and recorded on November 14, 2001.

**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 1310 B McKennie Avenue, Nashville, TN 37206, 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 30th day of November, 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 30th day of November, 2021.

Notary Public

My Commission Expires: 3|3|25

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