Karen Johnson Davidson County
Batch# 767722 DEEDQC
12/06/2021 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161138

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Richard Vick 2423 Mansker Dr Madison, TN 37115	New Owner	07110008700 04309017300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Martin Bubis, married*** by these presents does hereby quitclaim and convey unto **Richard Vick, married** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Property 1:
Land in Davidson County, State of Tennessee, being Lot No. 11 of Cumberland Heights. Said lot front 50 feet on Brick Church Pike and runs back in parallel lines 106 feet on south side and 103 feet on north side and measuring 50 feet in rear.

Being the same property conveyed to M.F.M., Inc., by warranty deed from Billy G. Gregory and wife, Estelle Gregory, of record in Book 9396, page 258, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Martin Bubis and Richard Vick by Warranty Deed from Cole Calligan and I.M.F., Inc. of record in Instrument No. 20030502-0058991 Dated April 10, 2003 and recorded on May 2, 2003.

Also known as 1304 Brick Church Pike, Nashville, Tennessee.

Property 2:
Land in Davidson County, Tennessee, being the easterly one half of Lot No. 23 of Block C on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County. Said part of Lot No. 23 fronts 50 1/2 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Grantors herein by Quitclaim Deed of record in Instrument No. 20010815-0087899, said Register's Office. See also Book 7511, Page 767, Register's Office for said County and for further reference, see Book 3932, Page 941, said Register's Office.

Being the same property conveyed to Martin Bubis and Richard Vick by Warranty Deed from Jimmie Ruth White and son, John Rodney White of record in Instrument No. 20040121-0007920 Dated January 17, 2004 and recorded on January 21, 2004.

Also known as 243 Dupont Avenue, Madison, TN 37115.

☐ 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.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
1 day of DEC 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of December, 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/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1 day of December 2021.

Notary Public

My Commission Expires: 09/08/2024

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/2/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025