Karen Johnson Davidson County
Batch# 771406 DEEDWARR
12/10/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20211210-0163808

Warranty Deed

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-12-2023	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 6th day of December, 2021. Daniel Thompson Notary Public My commission expires: 12/12/23

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:
Christopher DeVito and Erika Folk	US Bank NA	083-01-0N-001.00CO
1310 A McKennie Avenue	PO Box 20005	
Nashville, TN 37206	Owensboro, KY 42304	

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 **CHRISTOPHER DEVITO, A SINGLE MAN AND ERIKA FOLK, A SINGLE WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 A 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 the same property conveyed to Jayne A. Bubis by Warranty deed from J and 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 the same property conveyed to Reynold Bubis by Quitclaim deed from Jayne A. Bubis 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 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 08, 2000 and recorded on November 14, 2001.

Being 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.

**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 A 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 6th 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of December, 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, John L. Bibb, 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 December 6, 2021 (date of document).

Affiant Signature

December 7, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 7th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

