Karen Johnson Davidson County
Batch# 775932 DEEDWARR
12/17/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20211217-0167200

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 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:
Ben Carter	New Owner(s)	083-16-0F-001.00-CO
1515 Norvel Avenue		
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, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEN CARTER, AN UNMARRIED MAN**, 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 Units 2647 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2502 Brittany Drive, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20210720-0096987, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married by Warranty deed from Bradford F. Davis and wife, Lana Rashelle Davis of record in Instrument No. 20041203-0144208 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 03, 2004.

Being the same property conveyed to John A. Cochran and Melanie R. Cochran, husband and wife by Quitclaim deed from Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married of record in Instrument No. 20140220-0014522 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 20, 2014 and Affidavit of Sale Contract on Real Property recorded on March 25, 2020 in Instrument No. 20200325-0032463.

Being the same property conveyed to Nwest, LLC by Warranty deed from John A. Cochran and Melanie R. Cochran, husband and wife of record in Instrument No. 20200402-0035702 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 02, 2020.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from NWEST, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210407-0046068 Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 07, 2021.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Quitclaim deed from Brandon Bubis and Kelly Bubis, husband and wife of record in Instrument No. 20210903-0119047 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021.

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 2647 Barclay Drive, 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 10th day of December, 2021.

BMB Properties, a Tennessee general partnership

By: _____
Brandon Bubis, Managing Partner

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 Brandon Bubis, Managing Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of BMB Properties, a Tennessee general partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th 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, Steven T. Morris, 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 12/15/2021 (date of document).

Affiant Signature

12/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th 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