Karen Johnson Davidson County
Batch# 781555 DEEDWARR
12/29/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211229-0171401

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 450,000.00

Lesli Turner-Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of December, 2021

Notary Public

Commission Expires: 10/17/2023

JONNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martin R. Bubis 944 Main Street Nashville, TN 37206	Martin R. Bubis 944 Main Street Nashville, TN 37206	083-09-0-369.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators for Linda Massey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin R. Bubis, married

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 49, as shown on the map entitled Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Dennis L. Denmark by deed from Larry A. Cozort and wife, Terri L. Cozort, of record in Book 6486, page 799, Register's Office for Davidson County, Tennessee. Dennis L. Denmark having since died intestate on or about May 20, 2006, leaving Linda Massey as his only heir-at-law. For further reference see Affidavits of Heirship of record as Instrument No. 20211209-0163224 and as Instrument No. 20211209-0163225, Register's Office for Davidson County, Tennessee.

Lesli Oliver Wright and Aimee Bobbitt having been appointed Co-Conservators for Linda Massey pursuant to Letters of Conservatorship issued in Docket No. 21P-1322 in The Second Circuit Court for Davidson County, Tennessee (Probate Division). For further reference see Order dated November 24, 2021, approving the sale of said property by the Co-Conservators.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years; and (2) matters shown on the Plan of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1409 Forrest Avenue, Nashville, TN 37206.

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, his heirs and assigns forever; and we so covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of December, 2021.

Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators for Linda Massey, Docket No. 21P-1322 in the Probate Court of Davidson County, Tennessee

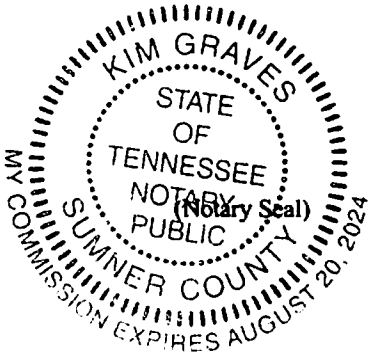
By: _____
Lesli Oliver Wright, Co-Conservator

By: _____
Aimee Bobbitt, Co-Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators for Linda Massey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of December, 2021.



(Notary Seal)

_____
Notary Public
My Commission Expires: 8-20-24

True Copy Certification

I, William T. Smith, 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 20, 2021.

Affiant Signature

Date: 12/20/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

