THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN to before me, this the 22 day of December, 2021.

Notary Public
My Commission Expires: 2/11/2024

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Martin Richard Bubis and Jayne Bender Bubis, Trustees<br>2998 Hillsboro Rd.<br>Brentwood, TN 37027 | New Owner | 082-12-0-305.00 |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martin R. Bubis** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Martin Richard Bubis and Jayne Bender Bubis, Trustees of The Bubis Family Trust u/a/d September 22, 2021** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

**TRACT I:**
**Being parts of Lots "D" and "E" on the unrecorded plan of the Jane A. M. Davis Property, described as follows:**

**Beginning on the southerly margin of Main Street at a point 523 feet east of the easterly margin of McFerrin Avenue, said point being 128 feet east of the northeast corner of Lot No. 8 on the map of Payne's Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County; thence, with the southerly margin of Main Street, eastwardly 43-3/4 feet to the northwest corner of the property conveyed to Edward N. Tidwell by deed from C. I. Sanders, et al, of record in Book 1142, Page 343, Register' s Office for said County; thence, with said Tidwell's westerly line, southwardly 170 feet to the northerly margin of an alley; thence, with said alley westwardly 43-3/4 feet; thence, northwardly 170 feet to the beginning.**

**TRACT II:**

Karen Johnson Davidson County
Batch# 781815 DEEDQC
12/30/2021 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211230-0171763

**Being a lot of land in East Nashville, Tennessee, described as follows:**

**Beginning in the southerly line of Main Street at a point 62 feet and 10 inches westerly from the northwest corner of Lot No. 10 of the Jane A. M. Davis property, a plan of which is recorded on Page 41 of the Plan Book 1 of the Chancery Court at Nashville, Tennessee, and running westerly with the southerly line of Main Street 60 feet; thence, at right angles to Main Street, southerly 170 feet to an alley; thence, easterly with the northerly line of said alley 60 feet and thence at right angles, northerly 170 feet to the beginning.**

**TRACT III:**
**Being part of an unnumbered tract shown on the Map of Jane A. M. Davis Subdivision, as of record in Plan Book 1, Page 41, of the Chancery Court at Nashville, and described as follows:**

**Beginning at a point in the south margin of Main Street 166 feet 7 inches, more or less, west of the northwest corner of Lot No. 10 in said Davis Subdivision, being the northwest corner of the property conveyed to Mamie Snyder by deed of record in Book 1383, Page 419, Register' s Office for said County; thence, along Snyder's westerly line, southerly 170 feet to the north margin of an alley; thence, with the margin of the same, westerly 44 feet to a point; thence, northerly 170 feet to the south margin of Main Street; thence, with the margin of the same, easterly 44 feet to the beginning.**

**TRACT IV:**
**Land in the 18th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:**

**Beginning at a point on the southerly margin of Main Street at the northeast corner of the property conveyed to R. Earl Compton and wife, by deed from Loyd T. Biener and wife, of record in Book 2488, Page 267, Register' s Office for said County; thence, with the southerly margin of said street, eastwardly 43-3/4 feet to the northwest corner of the property conveyed to Nellie Kearney Hussey, by deed of record in Book 873, Page 572, said Register' s Office; thence, with said Kearney's western boundary line, southwardly 170 feet to the northerly margin of an alley; thence, with the northerly margin of said alley, westwardly 43-3/4 feet to said Compton's southeast corner; thence, with said Compton's eastern boundary line, northwardly I70 feet to the beginning.**

**Being the same property conveyed to Martin R. Bubis by Warranty deed from Harriet K. Bubis, Trustee of record in Instrument No. 20140107-0001577, Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 7, 2014.**
**The said Martin R. Bubis being one and the same person as Martin Richard Bubis.**

This is improved property known as 944 Main Street, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 22 day of December, 2021.

**GRANTOR(S):**

**Martin R. Bubis**

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Martin R. Bubis**, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of December, 2021.

Notary Public

My Commission Expires: 05.05.2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-22, 2021.

Affiant
Date: December 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY