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Karen Johnson Davidson County
Batch# 808627 DEEDWARR
02/18/2022 02:10:49 PM 2 pgs
Fees: $13.00 Taxes: $5,975.50

20220218-0019392

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,515,000.00 Affiant Subscribed and sworn to before me, this the 18th day of February, 2022. Notary Public My commission expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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:
Henrik Denker Magdalena Denker	HSBC	116-04-0V-002.00-CO
707 A Crescent Road	452 FIFTH AVE	
Nashville, TN 37205	NEW YORK, NY 10018	

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 **HENRIK DENKER AND MAGDALENA DENKER, HUSBAND AND WIFE**, 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 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 707 Crescent Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20200930-0112929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Caleb Prusso and wife, Wendy Prusso by Warranty deed from Ellen B. Rodrigues of record in Instrument No. 20080702-0068652 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 02, 2008.

Being a portion of the same property conveyed to Ellen B. Rodrigues by Warranty Deed in Lieu of Foreclosure from Caleb Prusso and wife, Wendy Prusso of record in Instrument No. 20090914-0085600 Register's Office for Davidson County, Tennessee, dated September 11, 2009 and recorded on September 14, 2009.

Being a portion of the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from Ellen B. Rodrigues of record in Instrument No. 20200417-0040191 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

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 707 A Crescent Road, Nashville, TN 37205, 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 18th day of February, 2022.

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 17th day of February, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

