This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 809922 DEEDQC
02/23/2022 12:59:44 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220223-0020587

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Bubis 941 Main, GP 6212 Belle Rive Drive Brentwood, Tennessee 37027	New Owner	082-12-0-271.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **ROBERT S. BUBIS**, a married man and **BRANDON M. BUBIS**, a married man (collectively, "Grantor"), does hereby quitclaim and convey unto **BUBIS 941 MAIN, GP**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 941 Main Street, Nashville, Davidson County, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Kathryn Bubis, the spouse of Robert S. Bubis, joins in this deed for the sake of conveying her marital interest in the Property.

Kelly Bubis, the spouse of Brandon M. Bubis, joins in this deed for the sake of conveying her marital interest in the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 23 day of February, 2022.

GRANTOR:

Robert S. Bubis

Kathryn Bubis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Robert S. Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23 day of February, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kathryn Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23 day of February, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

[Signature page to Quitclaim Deed cont...]

GRANTOR:

Brandon M. Bubis

Kelly Bubis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Brandon M. Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23 day of February, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kelly Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23 day of February, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 23 day of February, 2022.

NOTARY PUBLIC

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of the Kathryn Bubis Property, of record in Instrument No. 20171117-0118042, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to ROBERT S. BUBIS AND BRANDON M. BUBIS, by deed from PHIL SEGRAVES, of record in Instrument No. 20110309-0018723, dated February 28, 2011, said Register's Office. Being further conveyed to ROBERT S. BUBIS, by quitclaim deed from BRANDON M. BUBIS, of record in Instrument No. 20140624-0054750, dated May 28, 2014, said Register's Office. Being further conveyed to BRANDON M. BUBIS, ONE-TWELFTH (1/12) UNDIVDED INTERET, by quitclaim deed from ROBERT S. BUBIS, of record in Instrument No. 20151214-0125739, dated December 10, 2015, said Register's Office.

Being a portion of the same property conveyed to ROBERT S. BUBIS, by deed from HARRIET K. BUBIS, TRUSTEE, of record in Instrument No. 20131002-0103291, dated October 1, 2013, said Register's Office. Being further conveyed to BRANDON M. BUBIS, ONE-TWELFTH (1/12) UNDIVDED INTERET, by quitclaim deed from ROBERT S. BUBIS, of record in Instrument No. 20151214-0125739, dated December 10, 2015, said Register's Office.

Being a portion of same property conveyed to ROBERT S. BUBIS, by deed from HARRET BUBIS, of record in Instrument No. 20131002-0103302, dated October 1, 2013, said Register's Office. Being further conveyed to ROBERT S. BUBIS, of record in Instrument No. 20140313-0021071, dated March 13, 2014, said Register's Office. Being further conveyed to BRANDON M. BUBIS, ONE-TWELFTH (1/12) UNDIVDED INTERET, by quitclaim deed from ROBERT S. BUBIS, of record in Instrument No. 20151214-0125739, dated December 10, 2015, said Register's Office.

This is improved property known as 941 Main Street, Nashville, Tennessee 37206.