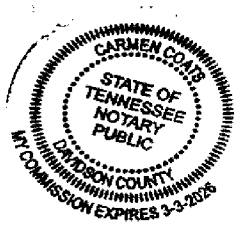
Karen Johnson Davidson County
Batch# 838828 DEEDWARR
04/13/2022 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $2,145.63
20220413-0042569

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $579,900.00. Affiant Subscribed and sworn to before me, this the 1st day of April, 2022. 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:
The Spot 12th Ave LLC	New Owner(s)	082124D30300CO
698 Brass Lantern Place		
Brentwood, TN 37027		

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, **BUBIS 941 MAIN, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE SPOT 12TH AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 No. 303, on the Plan of 941 Main, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 941 Main, of record in Instrument No. 20220223-0020588, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit Nos. 303, on the Plan of 941 Main, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 941 Main, of record in Instrument No. 20220223-0020588, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Phil Segraves by Warranty Deed from Gray W. Hemphill, III of record in Instrument No. 20020923-0115438 Register's Office for Davidson County, Tennessee, dated September 20, 2002 and recorded on September 23, 2002.

Being a portion of the same property conveyed to Robert S. Bubis and Brandon M. Bubis by General Warranty Deed from Phil Segraves of record in Instrument No. 20110309-0018723 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on March 08, 2011.

Being a portion of the same property conveyed to Harriet K. Bubis, Trustee by Quitclaim Deed from Harriet K. Bubis, Trustee, of record in Instrument No. 20120321-0024004 Register's Office for Davidson County, Tennessee, dated March 21, 2012 and recorded on March 21, 2012.

Being a portion of the same property conveyed to Harriet K. Bubis, Trustee by Quitclaim Deed from Harriet H. Bubis, also known as Harriet H. Bubis of record in Instrument No. 20131002-0103290 Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 02, 2013.

Being a portion of the same property conveyed to Robert S. Bubis by Warranty Deed from Harriet K. Bubis, Trustee of record in Instrument No. 20131002-0103291 Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 02, 2013.

Being a portion of the same property conveyed to Robert S. Bubis by Warranty Deed from Harriet Bubis of record in Instrument No. 20131002-0103302 Register's Office for Davidson County, Tennessee, dated October 01, 2013 and recorded on October 02, 2013.

Being a portion of the same property conveyed to Robert S. Bubis by Quitclaim Deed from Robert S. Bubis of record in Instrument No. 20140313-0021071 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 13, 2014.

Being a portion of the same property conveyed to Robert S. Bubis by Quitclaim Deed from Brandon M. Bubis of record in Instrument No. 20140624-0054750 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 24, 2014.

Being a portion of the same property conveyed to Brandon M. Bubis, a one-twelfth (1/12) undivided interest by Quitclaim Deed from Robert S. Bubis of record in Instrument No. 20151214-0125739 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

Being a portion of the same property conveyed to Bubis 941 Main, GP, Tennessee general partnership by Quitclaim deed from Robert S. Bubis, a married man and Brandon M. Bubis, a married man of record in Instrument No. 20220223-0020587 Register's Office for Davidson County, Tennessee, dated February 23, 2022 and recorded on February 23, 2022.

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 941 Main Street #303, 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 1st day of April, 2022.

Bubis 941 Main, GP, a Tennessee general partnership

By: _____
Robert S. Bubis, Partner

By: _____
Brandon M. Bubis, Partner

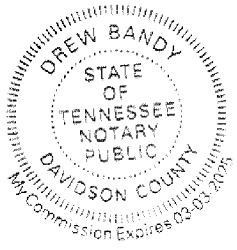
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert S. Bubis, Partner and Brandon M. Bubis, 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 Partners of Bubis 941 Main, GP, 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 partnership for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2022.

_____
Notary Public

My Commission Expires:



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 04/06/2022 ____ (date of document).

Affiant Signature

04/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025