Karen Johnson Davidson County
Batch# 846311 DEEDWARR
04/27/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220427-0048586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF April, 2022.

WILLIAM T. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. SEPT 8, 2025

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

File #22-KA-0716-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Bubis and Keith Pillatsch	**New Owner**	
(NAME) **944 Main Street**	(NAME)	**083-11-0-119.00**
(ADDRES **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. SMITH, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON BUBIS, MARRIED, AND KEITH PILLATSCH, MARRIED, EACH AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS-IN-COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 115 on the Plan of Eastland Acres, Section I of record in Book 2133, Page 103, 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 the same property conveyed to Thomas A. Smith by Warranty Deed from Robert W. Hagen, Jr., unmarried, of record in Book 11280, page 63, Register's Office for Davidson County, Tennessee, dated December 31, 1998 and recorded on January 04, 1999.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, page 943, Register's Office for Davidson County, Tennessee.

This is ____ unimproved __X___ improved property known as: **716 Newhall Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th day of April, 2022.

Thomas A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2022, before me personally appeared Thomas A. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 April 20, 2022.

Affiant Signature

Date: 4/20/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

