This Instrument Prepared, without the benefit of a survey or Title Opinion, By:
Samuel Blink, Attorney at Law
BLINK LAW, LLC
424 Church St., Ste. 2000
Nashville, TN 37219

ADDRESS NEW OWNER:
Wambold Realty Nashville, LLC
3225 Sherman Ave NW #2
Washington, DC 20010

SEND TAX BILL TO:
Movement Mortgage LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Karen Johnson Davidson County
Batch# 898525 DEEDQC
08/03/2022 02:06:45 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220803-0088583

MAP/PARCEL NUMBERS:
082124D20400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Britney Wambold, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and conveys, remises, releases and forever quitclaims unto Wambold Realty Nashville, LLC, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 204, 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 O1, 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 1, 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.

Being a portion of the same property conveyed to Britney Wambold by Warranty Deed from Bubis 941 Main GP, a Tennessee General Partnership, of record in Instrument No. 20220323-0033334 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 23, 2022.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BASED ON A LEGAL DESCRIPTION PROVIDED BY THE PARTIES HEREIN AND THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF LEGAL TITLE TO THE SUBJECT REAL PROPERTY.

This is improved property known as 941 Main Street #204, Naashville, TN 37206.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations, and other matters of public record that may affect the premises.

GRANTOR, by this Quit Claim Deed, is simply transferring, conveying, and releasing to Grantee whatever interest, if any, that Grantor has in or concerning the Property. The Grantor makes no promises as to ownership, title, interest, or to the legal effect of this Deed.

WITNESS our hands this the 4 day of July, 2022.

Britney Wambold

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Britney Wambold, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of July, 2022.

KAYLA ELIZABETH HANLEY NOTARY PUBLIC MY COMMISSION EXPIRES 3.31.2027 DISTRICT OF COLUMBIA

NOTARY PUBLIC

My Commission Expires:

District of Columbia
Signed and sworn to (or affirmed) before me
on July 4th 2022 by
Date Name(s) of Individual(s) making Statement

Signature of Notarial Officer

Kayla Elizabeth Hanley - Notary Public, District of Columbia
My commission expires March 31, 2027

Grantor and Grantee acknowledge that Attorney Samuel Blink is not serving in any capacity as a closing agent pursuant to the provisions of Section 6045(e) of the Internal Revenue Code.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Britney Wambold
Affiant

Subscribed and sworn before me, this 4 day of July, 2022

Kayla Elizabeth Hanley
Notary

KAYLA ELIZABETH HANLEY NOTARY PUBLIC MY COMMISSION EXPIRES 3 31 2022 DISTRICT OF COLUMBIA