Karen Johnson Davidson County
Batch# 903668 DEEDWARR
08/15/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20220815-0092514

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741740**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Matthew Bubis 4232 Wallace Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 04 0 098.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Albany Road Pty Ltd, Trustee of Albany Road Property Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Bubis** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Albany Road Pty Ltd, Trustee of Albany Road Property Trust, by deed from 4501 Alcott, LLC, a Tennessee limited liability company, of record as Instrument No. 20190909-0090830, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of record as Instrument No. 20191021-0107742, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters: (1) general and special taxes and assessments for the year 2022 and subsequent years, which have been prorated and assumed by Grantee at closing; and (2) matters shown on the Plan of record in Book 2133, pages 10-11, Register's Office for Davidson County, Tennessee, as amended by Amendments to Plat of record in Book 4356, page 296, Register's Office for Davidson County, Tennessee, in Book 4705, page 508, Register's Office for Davidson County, Tennessee, and in Book 5817, page 771, Register's Office for Davidson County, Tennessee.

This is improved property located at 4232 Wallace Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2022.

ALBANY ROAD PTY LTD,
an Australian corporation,
TRUSTEE OF ALBANY ROAD PROPERTY TRUST

By: _____ Agent
Tatiana Houser, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TATIANA HOUSER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **AUTHORIZED REPRESENTATIVE** of **ALBANY ROAD PTY LTD**, an Australian corporation, **TRUSTEE OF ALBANY ROAD PROPERTY TRUST**, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of August, 2022.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 August 5, 2022.

Affiant Signature

Date: 8/5/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

My Commission Expires: 10-17-2025

Notary's Seal

