Karen Johnson Davidson County
Batch# 904905 DEEDWARR
08/18/2022 09:21:46 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20220818-0093491

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2022. Notary Public My commission expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Martin Bubis and Jayne Bubis 944 Main Street Nashville, TN 37206	SAME	117152F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAARON INVESTMENT PARTNERS 2 LLC**, a

Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **MARTIN BUBIS** and **JAYNE BUBIS**, husband and wife, (collectively, "Grantees"), their heirs, and their assigns, effective as of this 17th day of August, 2022 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 1715 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 1715-1717 Hillmont Drive, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20211130-0157946, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to Jaaron Investment Partners 2 LLC, a Tennessee limited liability company, by deed from Lisa Karen Manis of record as Instrument No. 20210409-0047802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2022 and subsequent years, which have been prorated and assumed by Grantees;

2. Matters shown on the Plan of record in Book 1424, page 37, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions, and Restrictions for 1715-1717 Hillmont Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211130-0157946, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1715 Hillmont Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantees, their heirs, and their assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to

the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

JAARON INVESTMENT PARTNERS 2 LLC,
a Tennessee limited liability company

By: _____
Jason Eskind, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON ESKIND**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of 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 17th day of August, 2022.

_____
Notary Public

My Commission Expires:

