Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 915938 DEEDWARR 09/13/2022 11:40:57 AM 2 pgs Fees: $13.00 Taxes: $4,874.75 20220913-0102197	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,317,500.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2022. Notary Public My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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:
Charles Burke Martin	New Owner	083-16-0F-002.00CO
2502 Brittany Drive		
Nashville, TN 37206		

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, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES BURKE MARTIN, AN UNMARRIED MAN**, 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 2502 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2502 Brittany Drive, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, of record as Instrument No. 20210720-0096987, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married by Warranty Deed from Bradford F. Davis and wife, Lana Rashelle Davis of record in Instrument No. 20041203-0144208, Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 03, 2004.

Being a portion of the same property conveyed to John A. Cochran and Melanie R. Cochran, husband and wife by Quitclaim Deed from Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married of record in Instrument No. 20140220-0014522 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 20, 2014.

Being a portion of the same property conveyed to Nwest, LLC by Warranty Deed from John A. Cochran and Melanie R. Cochran, husband and wife of record in Instrument No. 20200402-0035702, Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 02, 2020.

Being a portion of the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty Deed from NWEST, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210407-0046068, Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 07, 2021.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Quitclaim Deed from Brandon Bubis and Kelly Bubis, husband and wife, of record in Instrument No. 20210903-0119047, Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021. (Value of consideration shown in aforementioned deed $0.00.)

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 2502 Brittany Drive, 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 12th day of September, 2022.

BMB Properties, a Tennessee General Partnership

By: _____
Brandon Bubis, Managing 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 Brandon Bubis, Managing Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of BMB Properties, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3.3.25