Karen Johnson Davidson County
Batch# 949186 DEEDWARR
12/08/2022 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20221208-0127802

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 $430,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 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:
Richard Douglas Vick, Jr. 2423 Mansker Drive Madison, TN 37115	SAME	072162K00100CO 072162K00200CO

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 Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN BUBIS** and **JAYNE BUBIS**, husband and

wife (collectively, "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **RICHARD DOUGLAS VICK, JR.** ("Grantee"), his heirs, his representatives, and his assigns, effective as of this 7th day of December, 2022 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Units A and B, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2302 Porter Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20220504-0051634, 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 Martin Bubis and Jayne Bubis, husband and wife, by deed from Brandon Adams, Trustee of The 2302 Porter Rd Trust, of record as Instrument No. 20211118-0153811, 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 2023 and subsequent years;

2. Matters shown on the Plan of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions, and Restrictions for 2302 Porter Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220504-0051634, Register's Office for Davidson County, Tennessee.

This is improved property known as 2302 A and B Porter Road, Nashville, TN 37206.

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 Grantee, his heirs, his representatives, and his assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, their representatives, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, his representatives, and his assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand effective as of the Effective Date.

GRANTORS:

Martin Bubis

Jayne Bubis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 7th day of December, 2022.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 7th day of December, 2022.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2025

Q-22-85

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 December 7, 2022.

Affiant Signature

Date: 12/7/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of December, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

