Karen Johnson Davidson County
Batch# 961585 DEEDWARR
01/17/2023 11:25:18 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20230117-0003647

WARRANTY DEED

- Prepared by:

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

File No. AT-22-3699

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
East Nash 99 LLC	New Owner	
(NAME)	(NAME)	082-12-4D-102.00-CO
7137 E Rancho Vis Drive, Unit 2005		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Megan B. Gaines, a unmarried woman and Christopher Wake and Casey Wake, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **East Nash 99 LLC, a Tennessee Limited Liablity Company**, HEREINAFTER CALLED THE GRANTEE, 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 No. 102, 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 01, 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 01, 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 the same property conveyed to Megan B. Gaines, an unmarried woman, as to an undivided 50% interest and Christopher Wake and Casey Wake, husband and wife, as to an undivided 50% interest, all as joint tenants by Warranty Deed from Bubis 941 Main, GP, a Tennessee General Partnership of record in Instrument No. 20220315-0030020 Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 15, 2022.

This is property more commonly known as 941 Main Street, #102, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 9th day of January, 2023.

Megan B. Gaines

Christopher Wake

Casey Wake

STATE OF California
COUNTY OF ~~Los~~ Ventura

On this 9th day of January, 2023, before me personally appeared Megan B Gaines, Christopher Wake and Casey Wake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2023.

Notary Signature
My commission expires: 3/03/2023

NRO1 RUBEN ZARATE COMM. #2394512 Notary Public - California Los Angeles County My Comm. Expires Mar. 3, 2026 NRO1