Karen Johnson Davidson County
Batch# 978206 DEEDWARR
03/08/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20230308-0016679

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2023. Notary Public My commission expires: 7/13/2024

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:
Unite Church	New Owner(s)	082-03-0-361.00
P.O. Box 600		
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, **MARTIN BUBIS AND JAYNE BUBIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UNITE CHURCH INC., A TENNESSEE CORPORATION**, 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 Lots No. 61, 62, and 63 on the Plan of Sharpe and Horne First Addition to North E. Nashville of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lots No. 61, 62 and 63 adjoin and front together 200 feet on the east side of Stainback Avenue and run back between lines, 152.4 feet on the north line of Lot No. 60, and 152.4 feet on the South line of Lot No. 63 along the north margin of Evanston Avenue, to an alley in the rear on which they measure 200 feet.

Being a portion of the same property conveyed to Trustees of Grace Apostolic Church formerly Christ Temple Church of Old Hickory, Tennessee by Warranty Deed from Lighthouse Baptist Church of Antioch, Tennessee, successor to Nashville Baptist Temple of record in Book 6030, Page 98, Register's Office for Davidson County, Tennessee, dated March 28, 1983 and recorded on March 31, 1983.

Being a portion of the same property conveyed to Martin Bubis and Jayne Bubis, husband and wife by Warranty Deed from Grace Apostolic Church, Inc., aka trustees of Grace Apostolic Church aka Grace Apostolic Church of record in Instrument No. 20220307-0025374, Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on March 07, 2022.

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 1105 Stainback Avenue, Nashville, TN 37207, 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 6th day of March, 2023.

Martin Bubis by Brandon Bubis, his Attorney-In-Fact

Jayne Bubis by Brandon Bubis, her Attorney-In-Fact

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 as attorney-in-fact for Martin Bubis and Jayne Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 8, 2023 (date of document).

Affiant Signature

March 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023