Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-802

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of March, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 984614 DEEDWARR
03/24/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230324-0021779

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Carlson and Lee Ann Carlson 1211 Sevier Street Nashville, TN 37206	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	094-01-0I-002-00

WARRANTY DEED

FOR AND IN 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,

Brandon Bubis and Keith Pillatsch

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Carlson and Lee Ann Carlson, husband and wife, as tenancy by entirety

HEREINAFTER CALLED THE GRANTEES, 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 1211, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 620 S 13th Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20210726-0100218, 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 by Warranty Deed from James L. Smith, Jr., a single man to Quantavius M. Poole, a single man, recorded October 4, 2019, as Instrument No. 20191004-0101999 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Quantavius M. Poole to Brandon Bubis and Keith Pillatsch, recorded July 26, 2021, as Instrument No. 20210726-0100219 in Davidson County, Tennessee Register of Deeds. **Subject property having never being the primary residence of herin grantors or spouse their spouses, if any.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1211 Sevier Street, Nashville, TN 37206

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 so 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.

Dated this the 21st day of March, 2023.

Brandon Bubis

Keith Pillatsch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of March, 2023, before me personally appeared Brandon Bubis, Keith Pillatsch and , 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.

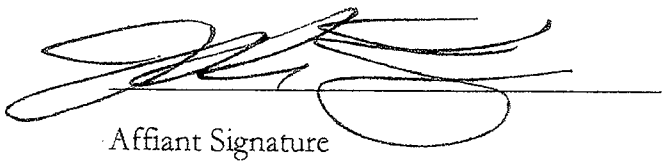
Witness my hand, at office, this 21st day of March, 2023.

Notary Signature
My commission expires: 9/17/2023

TONY K. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Joshua A. Terry, 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 3/21/2023.



Affiant Signature

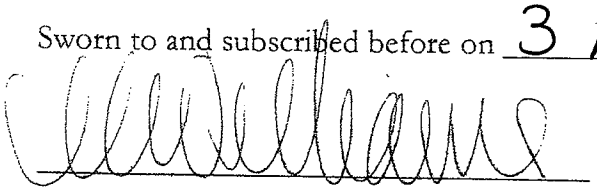
3/22/2023

Date

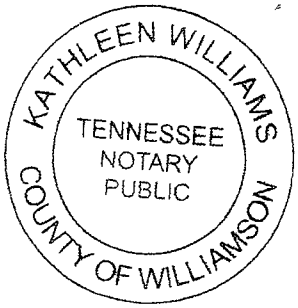
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/22/2023.



Notary Public



My Commission Expires: 5-23-23