Karen Johnson Davidson County
Batch# 1026702 DEEDWARR
07/14/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230714-0054275

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Barbara Fahey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF JULY, 2023.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN BUBIS AND JAYNE BUBIS	**SAME**	**061-16-0-209.00**
(NAME) **944 MAIN STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BARBARA K. FAHEY, SUCCESSOR TRUSTEE OF THE FAHEY IRREVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN BUBIS AND JAYNE BUBIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Lot No. 54, as shown on the map entitled Kennedy & Graves Subdivision of Blocks C and D, Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to The Fahey Irrevocable Trust by deed from Stephen R. Fahey, Jr. and wife, Virginia R. Fahey, of record as Instrument No. 20081117-0113338, Register's Office for Davidson County, Tennessee. The said Stephen R. Fahey, Jr. having since died on or about June 3, 2013, and the said Virginia R. Fahey (being one and the same person as Virginia M. Fahey and Virginia Mae Fahey) having since died on or about September 25, 2022, leaving Barbara K. Fahey as Successor Trustee of The Fahey Irrevocable Trust.

See Certification of Trust of record in Instrument No. 202307140054274, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 843, Page 14; Sanitary Sewer Easement of record in Book 4717, Page 384; and Electrical Permit of record in Book 5340, Page 360, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1328 MCALPINE AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives and successors, 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 hand this 14th day of July, 2023.

Barbara K Fahey, Successor Trustee

Barbara K. Fahey, Successor Trustee of
The Fahey Irrevocable Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara K. Fahey, Successor Trustee of The Fahey Irrevocable Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 2023.

My commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public



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 July 14, 2023.

Affiant Signature

Date: 7-14-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of July, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

