WARRANTY DEED

Karen Johnson Davidson County
Batch # 1077249 DEEDWARR
12/01/2023 03:05:32 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20231201-0092970

File No. DH-23-4000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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
Todd Farrell, Susan Farrell, Todd M. Farrell, Jr., and Vicki L. Farrell	New Owner	
(NAME)	(NAME)	083-09-0-369.00
1409 Forest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Martin R. Bubis, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Farrell, and wife, Susan Farrell, a three-fourths (3/4) undivided interest; and Todd Farrell, Jr., and wife, Vicki Farrell, a one-fourth (1/4) undivided interest,** 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 situated in Davidson County, Tennessee:

Lot 49, as shown on the map entitled Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Martin R. Bubis, married by Warranty deed from Lesli Oliver Wright and Aimee Bobbitt, Co-Conservators for Linda Massey of record in Instrument No. 20211229-0171401 Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 29, 2021.

This property was not the marital residence on Grantor and is not subject to marital interest.

This is property more commonly known as 1409 Forest Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 28th day of November, 2023.

Martin R. Bubis

STATE OF Florida
COUNTY OF Palm Beach

On this 28th day of November, 2023, before me personally appeared Martin R. Bubis, 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 28th day of November, 2023.

Notary Signature
My commission expires: 12/20/2024

ANTHONY CLEMENT
Notary Public - State of Florida
Commission # HH 073841
My Comm. Expires Dec 20, 2024

Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TITLE #: B-KK-23 1409