Karen Johnson Davidson County
Batch# 1086528 DEEDQC
12/29/2023 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231229-0100124

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 28 day of December, 2023.
My Commission Expires:

Notary Public

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
KAB Enterprises, LLC **30 N Gould Street** **Ste. 30101** **Sheridan, WY 82801**	**NEW OWNER**	**187-09-0A-349.00-CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Kimberley A. Bubnis, a single woman,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **KAB Enterprises, LLC, a Wyoming Limited Liability Company,** 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 lot No. 349 on the Plan of Phase Two Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910-0103205, 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 Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, G.P., a Tennessee General Partnershop (aka Y & H Tennessee Partnership) and Rachel Yazdian Spielman (formally known as Amy Yazdian) and Amy Yazdian Pearl of record in Instrument No. 20190322-0026350, Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

BEING a portion of the same property conveyed to Kimberley A. Bubnis, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220120-0007816, Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on January 20, 2022.

Being also known as 2036 Kirkwall Drive, Nolensville, TN 37135

Witness my hand this 23rd day of December, 2023.

Kimberley A. Bubnis

Kimberley A. Bubnis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kimberley A. Bubnis**, the within named bargainor(s), 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 this ____ day of December, 2023.

PLEASE SEE THE ATTACHMENT
KM 12/23/2023

_____
Notary Public
My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On December 23, 2023 before me, Ramin Mirage / Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kimberley A. Bubnis,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMIN MIRAGE
COMM. #2453113
Notary Public - California
Los Angeles County
My Comm. Expires July 13, 2027
NRO1 NRO1

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Certificate of Authenticity

I, Nick Harris, 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 **December 23, 2023**.

Affiant Signature

12/23/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026