WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148091 DEEDWARR
06/17/2024 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $5,087.50
20240617-0045268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM T. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 8 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BMB Properties and Brandon Bubis	NEW OWNER	
(NAME)	(NAME)	
944 Main Street		117-07-0-012.00
(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, **JULIA M. PITKIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, AS TO A 71.04% UNDIVIDED INTEREST AS TENANT IN COMMON, AND BRANDON BUBIS, AS TO A 28.96% UNDIVIDED INTEREST AS TENANT IN COMMON**, HEREINAFTER COLLECTIVELY CALLED THE GRANTEES, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS 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 part of Lot No. 40 on the Plat of Hillsboro Heights, not of record, described according to a copy of a survey thereof made by W. B. Southgate, Engineer in May, 1910, as follows: Beginning at a point in the northerly margin of Hampton Avenue 130.3 feet west of the westerly margin of Hillsboro Road; thence with the margin of Hampton Avenue westerly 130 feet to a point at the southeast corner of the property conveyed to William Henry Quarles by deed of record in Book 1058, page 442; thence along Quarles east line northerly 336.5 feet to the south line of the property conveyed to Thomas Hugh Young, Jr. as of record in Book 833, page 189; thence along Young's south line easterly 130 feet to a point, which is 134 feet more or less west of the west margin of Hillsboro Road; thence southerly 336 feet more or less to the north margin of Hampton Avenue, the point of beginning.

Being the same property conveyed to Ronald E. Pitkin and wife, Julia M. Pitkin by Warranty Deed from Jean S. Davis, married, of record in Instrument No. 20021106-0136792 Register's Office for Davidson County, Tennessee, dated October 31, 2002. Ronald E. Pitkin died on April 6, 2022, vesting title solely in Julia M. Pitkin as the surviving tenant by the entirety.

Said Land is further described as follows: Situate in the City of Nashville, the 24th Council District of Davidson County and the State of Tennessee and being part of Lot No. 40 of the Plat of Hillsboro Heights (unrecorded), in the name of Ronald E. & Julia M. Pitkin, as recorded in Instrument No. 20021106-0136792, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point on the northwest intersection of the northerly Right-of-Way line of Hampton Avenue and the westerly Right-of-Way line of Hillsboro Pike, also being the southeasterly corner of a 0.97-acre tract of land, in the name of Sepehr Seth Homayoon, as recorded in Instrument No. 20090922-0088134, Register's Office for Davidson County, Tennessee; Thence along the northerly Right-of-Way line of Hampton Avenue, North 82°36'42" West, a distance of 130.30 feet to a found ½" iron pin (without cap), also being the True Point of Beginning; Thence along the northerly Right-of-Way line of Hampton Avenue, North 82°36'42" West, a distance of 129.35 feet to a found ½" iron pipe on the southeasterly corner of 1.12-acre tract of land, in the name of David B. & Elizabeth M. Scott, as recorded in Instrument No. 20090401-0029408, Register's Office for Davidson County, Tennessee; Thence along the easterly line of said Scott lands, North 07°49'52" East, a distance of 336.50 feet to a set iron pin on the southerly line of a 1.07-acre tract of land, in the name of Adam Matthew Hesler, as recorded in Instrument No. 20170420-0038927, Register's Office for Davidson County, Tennessee; Thence along the southerly line of said Hesler lands, and in part the southerly line of a 1.66-acre tract of land, in the name of Sharon Bowman Harris, as recorded in Instrument No. 20010307-0021592, Register's Office for Davidson County, Tennessee, South 82°23'25" East, a distance of 129.35 feet to a set iron pin on the northwesterly corner of the aforementioned lands of Homayoon; Thence along the westerly line of said Homayoon lands, South 07°49'54" West, a distance of 336.00 feet to the True Point of Beginning. Containing 0.9985 acres (43,494 sq. ft.) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel. North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by BA Land Professionals, LLC on April 17, 2024. Said survey and this legal description were prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046, BA Land Professionals, LLC, 3707 W. Salinas Circle, Dayton, Ohio 45440.

This conveyance is subject to (1) property taxes for the year 2024, which have been prorated between the parties as of the date of this instrument, subject to a tax proration agreement; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 975, Register's Office for Davidson County, Tennessee; and (3) Restrictions contained in instrument of record in Book 1142, page 547, Register's Office for Davidson County, Tennessee.

unimproved
This is x property, known as 2104 Hampton Avenue, Nashville, TN 37215
improved

(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, representatives, successors and/or assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives, successors and/or 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 13th day of June, 2024

Julia M. Pitkin

JULIA M. PITKIN

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 Julia M. Pitkin, 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 this 13th day of June, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

CH2024-516

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 June 14, 2024.

Affiant Signature

Date: 6/14/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of June, 2024.

Notary's Signature

My Commission Expires: 10/17/27

Notary's Seal

