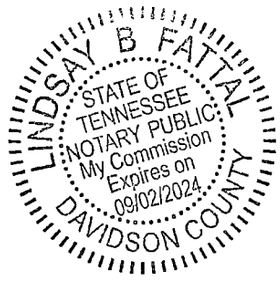
Karen Johnson
Batch # 1166792
08/05/2024 03:26:02 PM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20240805-0059646

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2024.

Notary Public

My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-24-2693

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erica L. Musgrove	Steadfast Mortgage	119-05-0E-002.00-CO
2693 Fannie Williams Street	2 Cadillac Drive	
Nashville, TN 37210	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA L. MUSGROVE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit B, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 323 Whitsett Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20211213-0164950, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for 323 Whitsett Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230919-0073491, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Berry Miller by Warranty deed from Josie Johnson, Rachel Reeves and Laura Miller of record in Book 561, page 38, Register's Office for Davidson County, Tennessee, dated July 9, 1920 and recorded on July 9, 1920.

According to the Affidavit of Heirship recorded at Instrument No. 20040319-0031556, Berry Miller died February 23, 1924. He was married to Laura Miller who died September 4, 1950. They had two children, Susie Carter and Josie Marshall. Susie Carter died December 21, 1964 leaving four children, Andrew Carter, Josephine Ridley, Willie Carter, Jr. and James Carter. Andrew Carter died September 14, 1988 and was survived by wife Martha Carter, Jeannie Utley, Carol Hornbuckle, Michael Carter and Patricia Brown. Josephine Ridley died December 10, 2002 leaving Tyreka Bowers. Willie Carter Jr. Died April 5, 1952 and James Carter died January 9, 1999 leaving Gwendolyn Darlene Murphy and James Larry Howse. Josie Marshall died in or about 1960.

Gwendolyn Murphy was named the Administrator of Josephine Carter Ridley's Estate at Docket No. 16P1597. There is an Order stating that the Administrator may proceed with the sale of the property included in this Docket.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from Gwendolyn Murphy, as administrator for the Estate of Josephine Carter Ridley of record in Instrument No. 20201215-0147675 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 15, 2020.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general Partnership by Quitclaim deed from Brandon Bubis and Kelly Bubis, husband and wife of record in Instrument No. 20210903-0119047 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2693 Fannie Williams Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2024.

BMB Properties, a Tennessee Partnership

By: _____
Brandon Bubis, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of BMB Properties, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of August, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026