Karen Johnson Davidson County
Batch# 1167232 DEEDWARR
08/12/2024 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20240812-0060212

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3653

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of August, 2024

Notary Public

Commission Expires: 7/6/24

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| KES Properties, LLC<br>143 Windsor Drive<br>Nashville, TN 37205 | New Owner | 146-16-0-188.00 |

# 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/WE,

**Kathryn Bubis, a married woman and Barbara Jean Locke, an unmarried woman,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KES Properties, LLC, a 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. 167 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, Page 20, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made.

Said Lot 167 fronts 113 feet on the southerly side of Stallworth Drive, and runs back between lines, 180 feet on the easterly line and 184.1 feet on the westerly line, to a dead line in the rear measuring 113.1 feet on said dead line.

Being the same property conveyed to Homer B. Locke and wife, Edith Locke by Warranty Deed from R.C. Adams and wife, Hazel Adams of record in Book 2448, Page 53, Register's Office for Davidson County, Tennessee, dated September 01, 1955 and recorded on September 01, 1955. The said Homer B. Locke died on or about February 8, 2016, leaving Edith Locke the surviving tenant by the entirety. The said Edith Locke died on or about June 2, 2022. Reference is made to the affidavits of heirship for Edith Locke, naming Kathryn Bubis and Barbara Jean Locke as all of her heirs, of record in Instrument No. 20220817-0093232 and Instrument No. ____202408120060211____in said Register's Office.

Being the same property conveyed to Kathryn Bubis, a married person, and Barbara Jean Locke by Quitclaim Deed from Kathryn Bubis, a married person, and Barbara Jean Locke of record in Instrument No. 20220817-0093233 Register's Office for Davidson County, Tennessee, dated July 07, 2022 and recorded on August 17, 2022.

This property has never been a primary residence of the grantor's or their spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5120 Stallworth Dr, Nashville, TN 37220

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 so 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.

Dated this the 2nd day of August, 2024.

Kathryn Bubis

Barbara Jean Locke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of August, 2024, before me personally appeared Kathryn Bubis,and Barbara Jean Locke, 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 2nd day of August, 2024.

Notary Signature
My commission expires: 7/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## EXHIBIT "A"

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# Certificate of Authenticity

I, Joshua A. Terry, 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 8/2/24.

Affiant Signature – Joshua A. Terry

8/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27