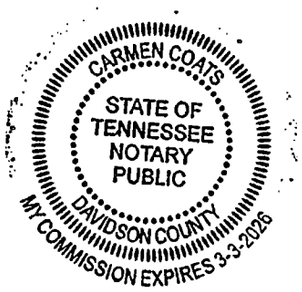
Karen Johnson
Batch # 1182237
09/16/2024 03:17:21 PM
Fees: $13.00 Taxes: $1,961.00
Davidson County
DEEDWARRSP
2 pgs
20240916-0071439

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 12th day of August, 2024.

Carmen Coats
Notary Public

My commission expires:

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:
Olivia Bane	Pinnacle Bank	119-05-0E-001.00-CO
323 Whitsett Road	150 3rd Avenue South #1000	
Nashville, TN 37210	Nashville, TN 37201	

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 **OLIVIA BANE, 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 A, 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 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 323 Whitsett Road, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 12th day of August, 2024.

BMB Properties, a Tennessee General 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, Managing Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of BMB Properties, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25