Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00.

Ronnee Levier
Affiant

Subscribed and sworn to before me, this the 9th day of September, 2024.

Carmen Coats
Notary Public

My commission expires:

Karen Johnson
Batch # 1182248
09/16/2024 03:50:57 PM
Fees: $13.00 Taxes: $3,607.50

Davidson County
DEEDWARRSP
2 pgs

20240916-0071506

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:
Ethan Joseph Rode Kelsey Marie Washburn	Regions Bank dba Regions Mortgage	083-11-0S-001.00-CO
2406 A Barclay Drive	2050 Parkway Office Circle	
Nashville, TN 37206	Birmingham, AL 35244	

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 **ETHAN JOSEPH RODE AND KELSEY MARIE WASHBURN, HUSBAND AND WIFE**, 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, Tennessee, being Unit No. A on the Plan of 2406 Barclay Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240102-0000347, 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 part of the same property conveyed to George Ernest Gibson and wife, Louise C. Gibson by Warranty Deed from Sallie Welch Gruber and E. T. Welch of record in Book 5078, page 519, Register's Office for Davidson County, Tennessee, dated October 15, 1976 and recorded on October 15, 1976.

The said George Ernest Gibson having since died on June 09, 1982, leaving the said Louise C. Gibson as the surviving tenant by the entirety Louise C. Gibson (Being one and the same person as Louise Cooper Gibson) having since died testate on or about October 19, 1987. Pursuant to the Last will and Testament of Louise Cooper Gibson in the Probate Court for Davidson County, Tennessee, Case No. 80835, said property was devised to James Carl Cooper II and Gwendolyn Cooper Guess.

Being a part of the same property conveyed to BMB Properties, a Tennessee general partnership by Warranty Deed from James Carl Cooper II, and Gwendolyn Cooper Guess of record in Instrument No. 20230802-0059676, Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 2, 2023.

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 2406 A Barclay Drive, Nashville, TN 37206, 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 9th day of September, 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 September, 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