Warranty Deed

Karen Johnson Davidson County Batch# 1194224 DEEDWARR 10/16/2024 01:34:30 PM 3 pgs Fees: $18.00 Taxes: $3,699.63 20241016-0080281	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $999,900.00. Affiant Subscribed and sworn to before me, this the 11th day of October, 2024. Notary Public My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

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:
Paul Mancheski Kassandra Krzynski	**New Owner**	083-11-0S-002.00-CO
2406 B Barclay Drive		
Nashville, TN 37206		

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 **PAUL MANCHESKI AND KASSANDRA KRZYNSKI, 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. B 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 Restrictions 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 B 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 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 11th day of October, 2024.

BMB Properties, a Tennessee General Partnership

By: _____
Brandon Bubis, Managing Partner

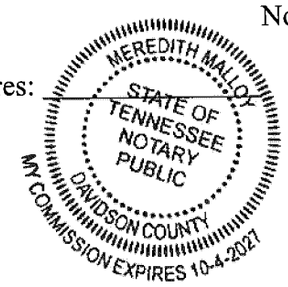
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Bubis, 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 11th day of October, 2024.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **October 11, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025