Karen Johnson Davidson County
Batch# 1218721 DEEDWARR
12/20/2024 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20241220-0099197

WARRANTY DEED

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

File No. AP-24-8336

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Bubis and Bonilla Investment Group Inc.	**New Owner**	
(NAME) 500 Lanier Drive	(NAME) **944 Main Street**	052-02-0-005.00
(ADDRESS) Nashville, TN 37115	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Laura Jane Bradford, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Bubis, a married man and Bonilla Investment Group Inc., a Tennessee Corporation, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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. 5 of Block "E" on the Revised Plan of Rainbow Terrace Subdivision as of record in Plat Book 1130, Page 85, 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 the same property conveyed to William L. Dunman and wife, Mary P. Dunman by Warranty Deed from V. W. Darrow and wife, Lois Darrow of record in Book 9077, page 706, Register's Office for Davidson County, Tennessee, dated September 10, 1993 and recorded on September 13, 1993.

Being the same property conveyed to Laura Jane Bradford by Quitclaim Deed from William L. Dunman and wife, Mary P. Dunman of record in Instrument No. 20061116-0142479 Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 16, 2006.

Being the same property conveyed to Laura Jane Bradford by Warranty Deed from Laura Jane Bradford, as Trustee of the Laura Jane Bradford Trust dated July 17, 2019 of record in Instrument No. 20190828-0086641 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Laura Jane Bradford by Quitclaim Deed from Laura Jane Bradford Trust, trustee of record in Instrument No. 20210908-0119971 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on September 08, 2021.

This is property more commonly known as 500 Lanier Drive, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 20th day of December, 2024.

Laura Jane Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Laura Jane Bradford, 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 20th day of December, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

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 **December 20, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/20/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **December**, 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