Karen Johnson Davidson County
Batch# 1262740 DEEDWARRSP
04/21/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250421-0030262

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 16th day of April, 2025. April Sumruld Notary Public My commission expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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:
Marc Gauthier Molly Gauthier	United Wholesale Mortgage, LLC	083-11-0T-002.00CO
716 B Newhall Drive	585 South Boulevard E.	
Nashville, TN 37206	Pontiac, Michigan 48341	

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, **BRANDON BUBIS, A MARRIED MAN* AND KEITH PILLATSCH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARC GAUTHIER AND MOLLY GAUTHIER, 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 716 Newhall Dreive, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240513-0034871 amended in 20240624-0046912, 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 part of the same property conveyed to Thomas A. Smith by Warranty deed from Robert W. Hagen, Jr., unmarried of record in Book 11280, page 63, Register's Office for Davidson County, Tennessee, dated December 31, 1998 and recorded on January 04, 1999.

Being part of the same property conveyed to Brandon Bubis, married and Keith Pillatsch, married, each as to a one-half (1/2) undivided interest, as tenants in common by Warranty Deed from Thomas A. Smith, a single person, dated April 20, 2022 and recorded April 27, 2022 in Instrument No. 20220427-0048586, Register's Office of Davidson County, Tennessee.

**This being investment property only, Grantors warrant that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

DATED this the 16th day of April, 2025.

Brandon Bubis

Married
Marital Status

Keith Pillatsch

Married
Marital Status

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this the 16th day of April, 2025.



Notary Public

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 16. 2025.

Affiant Signature

21st day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028