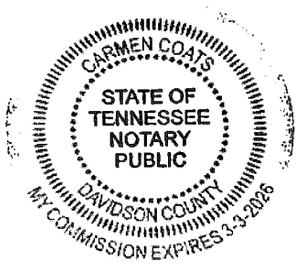
Karen Johnson Davidson County
Batch# 1264928 DEEDWARRSP
04/25/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250425-0031821

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. Affiant Subscribed and sworn to before me, this the 23rd day of April, 2025. Notary Public My commission expires: 3/3/26

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:
Peter Fiek Casey Fiek	Nationstar Mortgage LLC D/B/A Mr. Cooper	083-11-0T-001.00-CO
716 A Newhall Drive	8950 Cypress Waters Blvd	
Nashville, TN 37206	Dallas, TX 75019	

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, MARRIED* AND KEITH PILLATSCH, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER FIEK AND CASEY FIEK, 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 716 Newhall Drive, 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 Brandon Bubis, married, and Keith Pillatsch married, each as to 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.*

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 716 A Newhall 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 23rd day of April, 2025.

Brandon Bubis

Keith Pillatsch

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 and Keith Pillatsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2025.

DREW BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

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 23, 2025.

Affiant Signature

25th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

