Karen Johnson
Batch # 1267369
05/01/2025 11 55 53 AM
Fees $13 00 Taxes $2,664 00

Davidson County
DEEDWARR
2 pgs

20250501-0033735

Warranty Deed

720,000 00

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $720,000 00 Affiant Subscribed and sworn to before me, this the 24th day of April, 2025 Notary Public My commission expires

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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
Rightway Properties Plus II, LLC	Same as NEW OWNERS	103-12-0-061 00
PO BOX 90584		
Nashville TN 37209		

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, **MARTIN R. BUBIS AND JAYNE B. BUBIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RIGHTWAY PROPERTIES PLUS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No 34, Block I on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page 2, 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 portion of the same property conveyed to Edwin H Smirnow, Trustee by Warranty Deed from Reynold Bubis of record in Book 4938, page 621, Register's Office for Davidson County, Tennessee, dated August 04, 1975 and recorded on August 05, 1975

Being a portion of the same property conveyed to Harriet K Bubis, Executrix of the Estate of Reynold Bubis, deceased by Quitclaim Deed from Edwin H Smirnow, Trustee of record in Book 9972, page 688, Register's Office for Davidson County, Tennessee, dated March 06, 1996 and recorded on March 07, 1996

Being the same property conveyed to Harriet K Bubis, Trustee under the Trust created by Article III of said Will of Reynolds Bubis, deceased by Quitclaim Deed from Harriet K Bubis, Executrix of the Estate of Reynold Bubis, a one-half (1/2) undivided interest of record in Book 10692, page 670, Register's Office for Davidson County, Tennessee, dated November 10, 1997 and recorded on November 21, 1997

Being the same property conveyed to Martin R. Bubis by Quitclaim Deed from Harriet K. Bubis, Executrix of the Estate of Reynold Bubis and as Trustee under the Trust created by Article III of the Last Will and Testament of Reynold Bubis, deceased, as to one-half (1/2) interest, and Harriet K. Bubis, individually, as to the other one-half (1/2) interest, pursuant to Article IV of the Last Will and Testament of Reynold Bubis of record in Instrument No. 20070830-0104611 Register's Office for Davidson County, Tennessee, dated August 20, 2007 and recorded on August 30, 2007.

Being the same property conveyed to Martin R. Bubis and Jayne B. Bubis, husband and wife, as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Martin R. Bubis, formerly unmarried now married of record in Instrument No. 20080116-0004919 Register's Office for Davidson County, Tennessee, dated October 06, 2007 and recorded on January 16, 2008

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 206 Cherokee Road, Nashville, TN 37205, 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 24th day of April, 2025

Martin R. Bubis

Jayne B. Bubis

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 Martin R. Bubis and Jayne B. Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON