Original - Recorded

Karen Johnson Davidson County
Batch# 1268339 DEEDWARR
05/02/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250502-0034259

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250350206

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Sharon J Muller
Affiant

Subscribed and sworn to before me, this 2nd day of May, 2025.

Notary Public
My Commission Expires: 10/17/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin Bubis and Jayne Bubis 944 Main Street Nashville, TN 37206	New Owner	Tax Parcel ID No. 117 07 0 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynn Simonsen Walker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Bubis and Jayne Bubis, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 149 on the Map of The North Part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot No. 149 fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John Robert Newbrough and Lynn Simonsen Walker, as joint tenants with the right of survivorship, by deed from John Robert Newbrough of record in Book 5899, page 894, Register's Office for Davidson County, Tennessee. John Robert Newbrough having since died on January 2, 2013, leaving Lynn Simonsen Walker as the surviving tenant by the entirety.

Jonathan Keith Auerbach joins in the signing of this instrument to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Book 547, Page 156, Register's Office for said County.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as recorded in Book 4085, Page 643, Register's Office for said County.

This is improved property located at 3411 Hopkins Street, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes and the matters set forth herein. Grantor further covenants and binds Grantor, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2025.

Lynn Simonsen Walker

Jonathan Keith Auerbach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynn Simonsen Walker and Jonathan Keith Auerbach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2028

Notary Public
My Commission Expires: _____

True Copy Certification

I, William T. Smith, 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 May 2, 2025.

Affiant Signature

Date: 5/2, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

