Karen Johnson Davidson County
Batch# 1269961 DEEDWARR
05/07/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250507-0035863

Warranty Deed

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2025. Notary Public My commission expires: 9/7/2026

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:
CLF TN Ventures LLC	CLF TN Ventures LLC	103-12-0-021.00
116 Agnes Road, Ste 200	116 Agnes Road, Ste 200	
Knoxville, TN 37919	Knoxville, TN 37919	

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 BUBIS AND WIFE, JAYNE BUBIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLF TN VENTURES 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. 20 of Block "L" on the Map of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the Westerly side of Cherokee Road, and runs back 125.81 feet on the Northerly line, and 125.72 feet on the Southerly line, to a dead line, to a dead line, and measures 60 feet thereon.

Being the same property conveyed to Alan Bubis and Reynold Bubis by Warranty Deed from Albert Alexander, a widow of record in Book 2393, page 107, Register's Office for Davidson County, Tennessee, dated November 01, 1954 and recorded on March 29, 1955.

Being the same property conveyed to Alan Bubis and wife, Harriet Bubis by Warranty Deed from Reynold Bubis and wife, Harriet Bubis of record in Book 2594, page 51, Register's Office for Davidson County, Tennessee, dated September 4, 1956 and recorded on September 4, 1956.

Being the same property conveyed to Reynold Bubis and wife, Harriet K. Bubis by Warranty Deed from Alan Bubis and wife, Harriet Bubis of record in Book 3571, page 527, Register's Office for Davidson County, Tennessee, dated April 21, 1961 and recorded on June 07, 1963.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis by Quitclaim Deed from Harriet K. Bubis, a widow of record in Instrument No. 20070514-0057406 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 14, 2007. The said person Reynold Bubis is deceased.

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 215 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 30th day of April, 2025.

Martin Bubis

Jayne 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 Bubis and Jayne 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 30th day of April, 2025.

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

Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Holly A. Mason, 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~~ April 30, 2025.

Affiant Signature

5/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025