PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

Special Warranty Deed

Karen Johnson Davidson County
Batch# 1272431 DEEDWARR
05/13/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $5,179.63
20250513-0037612

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $1,399,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2025.

Notary Public

My commission expires: 3/11/2026

CARLTON W. ORANGE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-11-2026

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:
Lauren Sumski Christopher Matthew Sumski	Regions Bank dba Regions Mortgage	1117163B00100CO
1600 Green Hills Drive	2050 Parkway Office Circle	
Nashville, TN 37215	Birmingham, AL 35244	

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, **GREEN HILLS INVESTORS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN SUMSKI AND CHRISTOPHER MATTHEW SUMSKI, WIFE AND HUSBAND**, 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:

A certain unit located in Davidson County, Tennessee, being Unit 1600 of 1600 Green Hills Drive And 4009 Belmont Boulevard, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1600 Green Hills Drive And 4009 Belmont Boulevard of record in Instrument No. 20240202-0007294, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being part of the same property conveyed to Green Hills Investors, a Tennessee General Partnership by Warranty deed from Lipscomb University, a Tennessee Non-Profit Corporation of record in Instrument No. 20220429-0049596 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022.

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 1600 Green Hills Drive, Nashville, TN 37215, 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 8th day of May, 2025.

Green Hills Investors, a Tennessee Partnership

By:_____
Brandon Bubis, Managing General Partner

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of Green Hills Investors, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2025.

_____
Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

I, Carlton W. Orange, 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 8, 2025 (date of document).

Affiant Signature

May 8, 2025
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 8th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (if applicable)

