Karen Johnson Davidson County
Batch# 1284365 DEEDQC
06/13/2025 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0046280

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brandon Bubis Kelly Bubis 2104 Hampton Avenue Nashville, TN 37215	Brandon Bubis Kelly Bubis 2104 Hampton Avenue Nashville, TN 37215	117-07-0-012.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BMB Properties, a Tennessee general partnership and Brandon Bubis, a married man**, by these presents do hereby quitclaim and convey unto **Brandon Bubis and Kelly Bubis, husband and wife**, their heirs, successors and assigns, all of its/his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plat of Hillsboro Heights, not of record, described according to a copy of a survey thereof made by W. B. Southgate, Engineer in May 1910, as follows:

Beginning at a point in the Northerly margin of Hampton Avenue 130.3 feet West of the Westerly margin of Hillsboro Road; thence with the margin of Hampton Avenue Westerly 130 feet to a point at the Southeast corner of the property conveyed to William Henry Quarles by deed of record in Book 1058, Page 442; thence along Quarles East line Northerly 336.5 feet to the South line of the property conveyed to Thomas Hugh Young, Jr., as of record in Book 833, Page 189; thence along Young's South line Easterly 130 feet to a point, which is 134 feet more or less West of the West margin of Hillsboro Road; thence Southerly 336 feet more or less to the North margin of Hampton Avenue, the point of beginning.

Said Land is further described as follows:

Situate in the City of Nashville, Davidson County and the State of Tennessee and being part of Lot No. 40 of the Plat of Hillsboro Heights (unrecorded), in the name of Ronald E. & Julia M. Pitkin, as recorded in Instrument No. 20021106- 0136792, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northwest intersection of the northerly right-of-way line of Hampton Avenue and the westerly Right-of-Way line of Hillsboro Pike, also being the southeasterly corner of a 0.97-acre tract of land, in the name of Sepehr Seth Homayoon, as recorded in Instrument No. 20090922-0088134, Register's Office for Davidson County, Tennessee; thence along the northerly right-of-way line of Hampton Avenue, North 82° 36'42" West, along the northerly right-of-way of Hampton Avenue; North 82°36'42" West, a distance of 130.30 feet to a found 1/2" iron pin (without cap), also being the True Point of Beginning; Thence along the northerly right-of- way line of Hampton Avenue, North 82°36'42" West, a distance of 129.35 feet to a found 1/2" iron pipe on the southeasterly corner of 1.12-acre tract of land, in the name of David B. & Elizabeth M. Scott, as recorded in Instrument No. 20090401-0029408, Register's Office for Davidson County, Tennessee; Thence along the easterly line of said Scott lands, North 07°49'52" East, a distance of 336.50 feet to a set iron pin on the southerly line of a 1.07-acre tract of land, in the name of Adam Matthew Hesler, as recorded in Instrument No. 20170420-0038927, Register's Office for Davidson County, Tennessee; Thence along the southerly line of said Hesler lands, and in part the southerly line of a 1.66-acre tract of land, in the name of Sharon Bowman Harris, as recorded in Instrument No. 20010307-0021592, Register's Office for Davidson County, Tennessee, South 82°23'25" East, a distance of 129.35 feet to a set iron pin on the northwesterly corner of the aforementioned lands of Homayoon; Thence along the westerly line of said Homayoon lands, South 07°49'54" West, a distance of 336.00 feet to the True Point of Beginning. North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. - G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by BA Land Professionals, LLC on April 17, 2024. Said survey and this legal description were prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046, BA Land Professionals, LLC, 3707 W. Salinas Circle, Dayton, Ohio 45440.

Being the same property conveyed to Ronald E. Pitkin and wife, Julia M. Pitkin by Warranty Deed from Jean S. Davis, married of record in Instrument No. 20021106-0136792 Register's Office for Davidson County, Tennessee, dated October 01, 2002 and recorded on November 06, 2002. The said Ronald E. Pitkin having since died leaving Julia M. Pitkin as surviving tenant by the entirety.

Being the same property conveyed to BMB Properties, a Tennessee general partnership, and Brandon Bubis, as tenants in common, by Warranty Deed from Julia M. Pitkin, unmarried, dated June 13, 2024 and recorded June 17, 2024 in Instrument No. 20240617-0045268, Register's Office of Davidson County, Tennessee.

Being also known as 2104 Hampton Avenue, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 3rd day of June, 2025.

Affiant

My commission expires: 3/3/26
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 3rd day of June, 2025.

BMB Properties

Brandon Bubis, Partner

Kelly Bubis, Partner

Brandon 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 Brandon Bubis and Kelly Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partners of BMB Properties, a Tennessee General Partnership, and that he/she, 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 on this the 3rd day of June, 2025.

Notary Public

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

My Commission Expires: 1·22·29

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 that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of June, 2025.



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 June 3. 2025.

Affiant Signature

12th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028