Karen Johnson Davidson County
Batch# 1319037 DEEDWARR
09/05/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250905-0071184

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-33256-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Sept, 2025

NOTARY PUBLIC

My commission expires: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tami Kubiak & Timothy Kubiak 5561 Prada Drive Brentwood, TN 37027	Same address as new owner	181-10-0E-034-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH REMEDIOS AND JUDITH REMEDIOS, TRUSTEES OF THE REMEDIOS FAMILY LIVING TRUST DATED SEPTEMBER 28, 2023**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TAMI KUBIAK AND TIMOTHY L. KUBIAK, WIFE AND HUSBAND,** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of High Point, Phase 2, Section 2, of record in Instrument Number 20140821-0076394, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth Remedios and Judith Remedios, Trustees of the Remedios Family Living Trust dated September 28, 2023, from Kenneth Remedios and Judith Remedios, a married couple, by Quitclaim Deed dated November 17, 2023, and recorded November 17, 2023, in Instrument Number 20231117-0089878, said Register's Office.

Being the same property conveyed to Kenneth Remedios and wife, Judith Remedios from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 28, 2016, and recorded May 2, 2016, in Instrument Number 20160502-0042827, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5561 Prada Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4 day of September, 2025

GRANTOR(S)

the Remedios Family Living Trust dated September 28, 2023

By: _____
Kenneth Remedios, Trustee

By: _____
Judith Remedios, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kenneth Remedios and Judith Remedios, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are Trustees of the Remedios Family Living Trust dated September 28, 2023, and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the Trust.

WITNESS my hand and seal, this the 4 day of Sept, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Staggs, 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 September 4th, 2025.

Custodian's Signature

9/5/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON