# Special Warranty Deed

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| Karen Johnson<br>Batch # 1319121<br>09/08/2025 09 20 49 AM<br>Fees $13 00 Taxes $5,550 00<br>20250908-0071315<br>Davidson County<br>DEEDWARRSP<br>2 pgs | STATE OF ~~TENNESSEE~~ Kentucky<br>COUNTY OF ~~DAVIDSON~~ Warren<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,500,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of August, 2025<br><br>Notary Public<br><br>My commission expires 07/02/2026<br><br>SUSAN E. CORDOVA NOTARY PUBLIC STATE AT LARGE, KENTUCKY COMMISSION # KYNP50701 Exp 07/02/2026 |

**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 |
|---|---|---|
| Stockell Residential Real Estate Partners | New Owner | 082-03-0-577-00 &<br>082-03-0-578-00 |
| 1212 Laurel St, #505 | 1212 Laurel St #505 | |
| Nashville, TN 37207 | Nashville, TN 37207 | |

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, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STOCKELL RESIDENTIAL REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, 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 1 & 2 on the Final Subdivision Plat of 911 Stockell Street of record as Instrument No. 20231218-0097502, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Special Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II of record in Instrument No 20230707-0052174 Register's Office for Davidson County, Tennessee, dated July 7, 2023 and recorded on July 7, 2023.

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 911 & 913 Stockell Street, Nashville, TN 37207, 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 28th day of August, 2025.

***BMB Properties, a Tennessee General Partnership***

**By:**_____
**Brandon Bubis, Managing 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 Partner of BMB Properties, 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 28th day of August, 2025.

_____ Notary Public

My Commission Expires: _____

