WARRANTY DEED

Karen Johnson Davidson County
Batch# 1322929 DEEDWARR
09/16/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250916-0073951

File No. AP-25-10969

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Bloom	**New Owner**	
(NAME) 707B Crescent Road	(NAME) **4320 Estes Road**	116-04-0V-002.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Bubis and Kelly Bubis, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark J. Bloom, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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 Unit B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 707 Crescent Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20200930-0112929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from Ellen B. Rodrigues of record in Instrument No. 20200417-0040191 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Quitclaim deed from Brandon Bubis and Kelly Bubis, husband and wife of record in Instrument No. 20210903-0119047 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Quit claim Deed from BMB Properties, a Tennessee general Partnership of record in Instrument No. 20220329-0036051 Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on March 29, 2022.

This is property more commonly known as 707B Crescent Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 15th day of September, 2025.

Brandon Bubis

Kelly Bubis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2025, before me personally appeared Brandon Bubis and Kelly Bubis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 15, 2025**.

Date

Alli P

Affiant Signature

9/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County