Karen Johnson Davidson County
Batch# 1379389 DEEDQC
02/12/2026 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011057

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 944 Main Street Nashville, TN 37206	Brandon Bubis 944 Main Street Nashville, TN 37206	082-12-4D-307.00-CO

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, **Bubis 941 Main, GP, a Tennessee general partnership**, by these presents does hereby quitclaim and convey unto **Brandon M. Bubis, a married man**, his heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 307, on the Plan of 941 Main a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 941 Main, of record in Instrument No. 20220223-0020588, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bubis 941 Main, GP, a Tennessee General Partnership, by Quitclaim Deed from Robert S. Bubis, a married man, and Brandon M. Bubis, a married man, of record in Instrument No. 20220223-0020587 Register's Office for Davidson County, Tennessee, dated February 23, 2022 and recorded on February 23, 2022.

Being also known as 941 Main Street, Unit 307, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10th day of February, 2026.

Affiant

My commission expires:
7/3/28 (Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 10th day of February, 2026.

Bubis 941 Main, GP

Robert S. Bubis, Partner

Brandon M. Bubis, 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 Robert S. 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 a Partner of Bubis 941 Main, GP, 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 10th day of February, 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

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 M. 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 a Partner of Bubis 941 Main, GP, 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 10th day of February, 2026.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

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 Februarv 10. 2026

Affiant Signature

11th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

