# Warranty Deed

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| Karen Johnson<br>Batch # 1398460<br>03/27/2026 09:36:28 AM<br>Fees: $13.00 Taxes: $2,682.50<br>20260327-0024347<br>Davidson County<br>DEEDWARR<br>2 pgs | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $725,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 25th day of March, 2026.<br><br>Notary Public<br><br>My commission expires: |

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**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: |
|---|---|---|
| Michael & Karen Schreiber Family Trust dated October 23, 2024 | New Owners | 105-11-1Y-002.00-CO |
| 58 Belcourt Drive | | |
| Newport Beach, CA 92660 | | |

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, **MARTIN BUBIS AND JAYNE BUBIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL & KAREN SCHREIBER FAMILY TRUST DATED OCTOBER 23, 2024**, 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 Unit No. 1710 on the Plan of 1708 and 1710 Carvell Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 1708 and 1710 Carvell Avenue, a Horizontal Property Regime with Private Elements at Instrument No. 20230510-0034950, 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 Martin Bubis and Jayne Bubis, husband and wife by Warranty Deed from BMB Properties, a Tennessee general partnership of record in Instrument No. 20230510-0034951 Register's Office for Davidson County, Tennessee, dated May 9, 2023 and recorded on May 10, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1710 Carvell Avenue, Nashville, TN 37203, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 25th day of March, 2026.

**Martin Bubis**

**Jayne 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 Martin Bubis and Jayne Bubis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2026.

Notary Public

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

My Commission Expires: 1-22-29

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203