QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1447804 DEEDQC
07/16/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028
(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

NEW OWNER:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bubis 941 Main, GP	**Same**	082-12-0-271.00
(NAME)	(NAME)	
944 Main Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

Brandon Bubis, a married man

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

Bubis 941 Main, GP, A Tennessee General Partnership

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

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 Brandon Bubis, a married man, from Bubis 941 Main, GP, a Tennessee General Partnership, by Quitclaim Deed of Record in Instrument No. 20260212-0011057 in the Register's Office for Davidson County, Tennessee.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

*Note: This property was not a marital residence.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 941 Main Street, Unit 307 Nashville, TN 37206.

Witness our hands this the 14 day of July. 2026.

Brandon Bubis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Bubis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of July, 2026.

Notary Public
My Commission Expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Luke Martin, 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 **July 14th, 2026**.

Date

LL Mt

Affiant Signature

07/14/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **July**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)