Karen Johnson Davidson County
Batch# 1460276 DEEDQC
08/18/2026 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076859

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY, 2026

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JOSHUA L. HUNTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/05/2029
COUNTY OF DAVIDSON

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)
Brandon Bubis	**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,

Bubis 941 Main, GP, A Tennessee General Partnership

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

Brandon Bubis, a married man

HIS HEIRS 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 the same property conveyed to Bubis 941 Main, GP, a Tennessee General Partnership, by Quitclaim Deed from Brandon Bubis, a married man, of Record in Instrument No. 2026 0714 - 20264224 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.

[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 17 day of ~~July~~ August, 2026.

Bubis 941 Main, GP

Michael Bubis, General Partner

Robert Brent Bubis, General Partner

Robert ~~Brent~~ Bubis, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bubis, in his capacity as General Partner of Bubis 941 Main, GP, 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 in said capacity.

Witness my hand and official seal, this the 17 day of ~~July~~ August, 2026.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/05/2029 COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Brent Bubbis, in his capacity as General Partner of Bubis 941 Main, GP, 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 in said capacity.

Witness my hand and official seal, this the 17 day of ~~July~~ August, 2026.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/05/2029 COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Bubbis, in his capacity as General Partner of Bubis 941 Main, GP, 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 in said capacity.

Witness my hand and official seal, this the 17 day of ~~July~~ August, 2026.

Notary Public

JOSHUA L. HUNTER TENNESSEE NOTARY PUBLIC My Comm Exp. 11/05/2029 COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Manno, 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 8/17/26.

Date

Affiant Signature

8/17/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of _____, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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