Karen Johnson Davidson County
Batch# 1195934 DEEDWARR
10/21/2024 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20241021-0081450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Buzonowski	American Financial Network, Inc.	Parcel ID: 181-00-0-056.00, 181-00-0-131.00 and 181-00-0-185.00
(NAME) 6353 Pettus Rd.	(NAME) 10 Pointe Drive, Suite 330	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of John Thomas Bottom, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Buzonowski, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1: (APN 181-00-0-056.00)

Tract 1:

Land in the 6th Civil District of Davidson County, Tennessee, being part of Tract 2A and 2B on the unrecorded Map of the Dickinson Property and described as follows:

Beginning at a point in the center line of Pettus Road, at the southwest corner of the tract conveyed to S. L. Griggs and wife, by deed from Eddie Frank Roland and wife, as of record in Book 2603, page 475; thence with their west line, northerly 1422 feet, more or less, to a point; thence North 86 1/2° west 100 feet to a point; thence southerly 1420 feet to the center line of Pettus Road; thence with the center line of the same, South 81 1/4° east 100 feet to the point of beginning.

Tract 2:

Land in the 6th Civil District of Davidson County, Tennessee, described as follows:

Fronting 90 feet on the centerline of Pettus Road and runs back between lines northwardly with the westerly line of the property conveyed to James E. Sullivan and wife, by deed from Ed A. Beasley et ux, of record in Book 4091, page 25, Register's Office for Davidson County, Tennessee, a distance of 1422 feet more or less, to Batsons' south boundary line measuring 90 feet thereon.

Included in the above legal description but excluded from this conveyance is the property conveyed to Willie Jim Foutch and wife, Evelyn R. Foutch in the Quitclaim Deed recorded September 23, 2015, in Instrument No. 20150923-0096677, in the Register's Office for Davidson County, Tennessee; and described as follows:

Beginning at an existing concrete monument in the northerly margin of Pettus Road (25' from centerline) at the southwest corner of the John T. Bottom property as recorded in Book 5690, Page 778, R.O.D.C., TN; Thence, leaving said margin of Pettus Road and along the westerly line of said John T. Bottom and the easterly line of Willie Jim Foutch as recorded in Book 7452, Page 721, R.O.D.C., TN, N 06 deg. 04' 41" E, 255.00 feet to a new iron road; Thence, with a new line crossing Bottom's property S 83 deg. 55' 16" E, 20.00 feet to a new iron rod; Thence, S 06 deg. 04' 41" W, 256.37 feet to a new iron rod in the northerly margin of Pettus Road; Thence, along said margin N 80 deg. 00' 00" W, 20.04 feet to the point of beginning and containing 0.12 acres or 5,112 square feet.

Being a portion of the same property conveyed to John T. Bottom, Jr. and wife, Sarah N. Bottom from James E. Sullivan and wife, Peggy D. Sullivan by Warranty Deed dated December 15, 1980 and recorded on December 16, 1980, in Book 5690, Page 778, in the Register's Office of Davidson County, Tennessee.

Parcel 2: (APN 181-00-0-131.00)

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by C. D. Wallace, February 27, 1973, as follows:

Beginning at an iron pin in the line dividing the lots of Sullivan and Ida Mai Griggs, said pin being 876 feet north of the northerly margin of Pettus Road ROW; thence north 4 deg. 00' east with said dividing line 603 feet to an iron pin in Batson's southerly line; thence south 86 deg. 05' east 298.10 feet with Batson's line to an iron pin Long's line; thence with Long's line south 04 deg. 00' west 626.84 feet to an iron pin; thence north 81 deg. 30' west 299.0 feet to the point of beginning.

NOTE: For informational purposes only: prior deed references subject property to contain 4.20 acres, more or less.

Being the same property conveyed to John T. Bottom, Jr. and wife, Sarah N. Bottom from Joe M. Long and wife, Mary B. Long by Warranty Deed dated June 13, 1983 and recorded on June 13, 1983, in Book 6073, Page 848, in the Register's Office of Davidson County, Tennessee.

Parcel 3: (APN 181-00-0-185.00)

Land in Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 9, 1984, and known as Job No. 84-008, as follows:

Beginning at an iron pin in the easterly line of the Jack E. Lytle land, of record in Deed Book 4778, page 602, Register's Office for Davidson County, Tennessee, being north 06 deg. 08' 13" east 227.9 feet more or less from the northerly margin of Pettus Road; thence with Lytle line north 06 deg. 08' 13" east 559.43 feet to an iron pin in a fence, the northeast corner of Lytle land, and the southerly line of the Joe M. Long land of record in Deed Book 4759, page 399, and Deed Book 3341, page 207, Register's Office for Davidson County, Tennessee; thence leaving Lytle land and with Long's line the following calls: south 79 deg. 08' 42" east 149. 04 feet to an existing iron pin at a fence corner; thence south 06 deg. 03' 21" west 547.17 feet to an iron pin; thence leaving Long land north 83 deg. 51' 47" west 149.31 feet to the point of beginning.

Included in the above legal description but excluded from this conveyance is that property conveyed to William L. Blunkall in the Warranty Deed recorded May 19, 1995 in Book 9677, Page 86, in the Register's Office for Davidson County, Tennessee; and described as follows:

Beginning at an iron pin in the easterly line of the Jack E. Lytle land of record in Deed Book 4778, page 602, Register's Office of Davidson County, Tennessee, said point of beginning being 227.9 feet more or less from the northerly margin of Pettus Road; thence with Lytle's line North 06 degrees 08 minutes 13 seconds east 348.63 feet to an iron pin in a fence; thence leaving Lytle's line south 83 degrees 40 minutes 19 seconds east 148.77 feet to a point in the line of the Joe M. Long property of record in Deed Book 3341, page 207, Register's Office of Davidson County, Tennessee; thence with Long's line south 06 degrees 03 minutes 21 seconds west 348.64 feet to a point; thence leaving Long's line north 83 degrees 40 minutes 19 seconds west 149.27 feet to the point of beginning, containing 1.19 acres, more or less.

Being the same property conveyed to John T. Bottom, Jr., and wife, Sarah N. Bottom from Ida Mae Griggs, single by Warranty Deed dated March 5, 1984 and recorded on March 5, 1984, in Book 6242, Page 495, in the Register's Office of Davidson County, Tennessee.

The said Sarah N. Bottom having since died on or around October 4, 2022, leaving John T. Bottom, Jr. as sole owner pursuant to tenancy by the entirety. Thereafter, John T. Bottom, Jr. died, testate, on or around January 25, 2024. The Last Will and Testament of John Thomas Bottom, Jr. a/k/a John T. Bottom Jr. was probated in the Probate Court for Davidson County, Tennessee, Case No. 24P-333.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6353 Pettus Rd., Antioch, TN 37013

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 our hands this 15 day of October, 2024

The Estate of John Thomas Bottom, Jr.

BY: William F. Kelly

William F. Kelly, Executor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William F. Kelly, Executor of the Estate of John Thomas Bottom, Jr, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of October, 2024.

Katherine Warren

Notary Public

My Commission Expires: 3/22/26

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

October 15, 2024.

Date

Affiant Signature

October 21, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON