Karen Johnson
Batch # 1201231
11/05/2024 08:11:55 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241105-0085706

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JACOB BUZONOWSKI, AFFIANT

Subscribed and sworn to before me, this 30 day of October 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JACOB WALTER BUZONOWSKI, TRUSTEE 6353 Pettus Road Antioch, TN 37013	New Owner	Map and Parcel No.: Parcel ID: 181-00-0-056.00, 181-00-0-131.00, and 181-00-0-185.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jacob Buzonowski, ("Grantor") do hereby quitclaim, transfer and convey unto Jacob Walter Buzonowski, Trustee of the Jacob Walter Buzonowski Revocable Trust, created October 13, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described in Exhibit "A" hereto.

This is improved property known as 6353 Pettus Road, Antioch, TN 37013 and more particularly described as follows:

See Exhibit "A" attached.

Being the same property conveyed to Jacob Buzonowski, an unmarried man, from The Estate of John Thomas Bottom, Jr. by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20241021-0081450.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of October 2024.

Jacob Buzonowski, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jacob Buzonowski,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of October 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

EXHIBIT A

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.