BOX 10-A

Karen Johnson
Batch # 1257715
04/11/2025 08 38 11 AM
Fees $13 00 Taxes $1,036 00
Davidson County
DEEDWARR
2 pgs
20250411-0026976

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2025

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. R. Schodrosk
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

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)
Calyb Hill	SAME AS OWNERS	Parcel ID 149 05 0A 119 00
(NAME)	(NAME)	
119 Pepper Ridge Cir		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Jacob Walter Buzonowski, Trustee of the Jacob Walter Buzonowski Revocable Trust, created October 13, 2021, its successors and assigns**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Calyb David Hill, and 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

A certain condominium apartment in Davidson County, Tennessee, described as Unit No 119, Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 1, recorded in Plat Book 6900, Page 526, said Register's Office, and described in a Master Deed recorded in Book 7466, Page 248, and any amendments thereto, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Pepper Ridge Condominiums contained in the Master Deed recorded in Book 7466, Page 248, as amended in Book 8672, Page 17, and Book 8856, Page 867, and By-Laws recorded in Book 7466, Page 307, said Register's Office, are incorporated in this deed by reference and made part hereof the same as though copied herein

Being the same property conveyed to Jacob Buzonowski, an unmarried man from Judy Hensley, an unmarried woman by Warranty Deed dated November 18, 2019 and recorded on November 20, 2019 in Instrument No 20191120-0119789, Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Jacob Walter Buzonowski, Trustee of the Jacob Walter Buzonowski Revocable Trust, created October 13, 2021, its successors and assigns from Jacob Buzonowski, an unmarried man by Quitclaim Deed dated October 26, 2021 and recorded on November 2, 2021 in Instrument No 20211102-0146537, Register's Office of Davidson County, Tennessee

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 119 Pepper Ridge Cir , 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 7th day of April, 2025

Jacob Walter Buzonowski Revocable Trust, created October 13, 2021

BY _____
Jacob Walter Buzonowski, Trustee

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jacob Walter Buzonowski, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Jacob Walter Buzonowski Revocable Trust dated October 13, 2021,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 7th day of April, 2025

_____
Notary Public

My Commission Expires

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028