WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337093 DEEDWARR
10/22/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251022-0084020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Kimberly Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(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)
Alexandria Decker		Parcel ID: 150 03 0 002.00
(NAME) 2901 High Rigger Dr.	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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 W. Buzonowski, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandria Decker, an unmarried person**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Harbour Town Village, of record in Plat Book 4675, Pages 146 and 147, 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 Jacob W. Buzonowski, unmarried from Carl Brewington and Danielle Brewington, husband and wife by Warranty Deed dated August 2, 2017 and recorded on August 4, 2017, in Instrument No. 20170804-0080096, Register's Office for 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 from Jacob W. Buzonowski, an unmarried man by Quitclaim Deed dated October 26, 2021 and recorded on November 2, 2021, in Instrument No. 20211102-0146538, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jacob W. Buzonowski, an unmarried man from Jacob Walter Buzonowski, as Trustee of the Jacob Walter Buzonowski Revocable Trust, created October 13, 2021 by Quitclaim Deed dated January 26, 2024 and recorded on January 29, 2024, in Instrument No. 20240129-0005750, Register's Office for 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 2901 High Rigger Dr., Nashville, TN 37217

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 1st day of October, 2025

Jacob W. Buzonowski

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jacob W. Buzonowski, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2025.

Notary Public

My Commission Expires: 12-2-28

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/6/25 (date of document).

Affiant Signature

10/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of OCT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26