WARRANTY DEED

Karen Johnson
Batch # 1375458
02/03/2026 01:54:33 PM
Fees: $13.00 Taxes: $1,609.50

20260203-0007499

Davidson County
DEEDWARR
2 pgs

BRANYAN TITLE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly Michelle Buyze	**CrossCountry Mortgage, LLC**	
(NAME) **3923 Alameda St**	(NAME) **2160 Superior Avenue**	**091-08-0-345.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Cleveland, OH 44114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. FINEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY MICHELLE BUYZE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 of Phase 1 of the First Revision of Historic Preston Taylor Homes Subdivision number 2000S-201U-08, of record in Instrument No. 20011120-0127755, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Fineman, Married by Warranty Deed from Marquita Stanton, Single of record in Instrument No. 20250617-0047434 Register's Office for Davidson County, Tennessee, dated June 13, 2025 and recorded on June 17, 2025. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20011120-0127755, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20021213-0153898 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3923 Alameda St, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF JANUARY, 2026.

James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212