398

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454106** Karen Johnson Davidson County Batch # 1421710 DEEDWARR 05/18/2026 11:49:57 AM 2 pgs Fees: $13.00 Taxes: $14,152.50 20260518-0044267	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,825,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2026. Notary Public My Commission Expires: 8/21/30

WARRANTY DEED

Address New Owner: Joshua David Bruegman 1315 Lone Oak Circle Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 07 0 099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Rizzari and Amanda Rizzari, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua David Bruegman, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Lone Oak Heights, of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Rizzari and Amanda Rizzari, husband and wife, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230426-0030644, in the Register's Office of Davidson County, Tennessee, dated April 21, 2023 and recorded on April 26, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Heights, as recorded in Plat Book 1424, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1488, Page 131.

This is improved property located at 1315 Lone Oak Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2026.

Michael Rizzari by Amanda Rizzari attorney in fact

Michael Rizzari
By: Amanda Rizzari, Attorney in Fact

Amanda Rizzari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Rizzari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael Rizzari and that she is authorized by Michael Rizzari to execute this instrument on his behalf.

WITNESS my hand, at office, this 15th day of May, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public