Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333793

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $87,000.00.

Kim Graves
Affiant

Subscribed and sworn to before me, this 19th day of March, 2021.

Kayla R. Johnson
Notary Public
My Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 599384 DEEDWARR
03/24/2021 10:28:03 AM 2 pgs
Fees: $13.00 Taxes: $321.90

20210324-0038728

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Zulanas 212 Vessona Circle Folsom, CA 95630	New Owner	Tax Parcel ID No. 031-00-0-097.00

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, **Elizabeth A. Hendrix** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Zulanas , a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

One lot in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of Ingram Lane at the intersection of the center line of said Lane and the western boundary line of the property conveyed to W.R. Masters and wife, Et Al, by deed from William J. Hagewood and wife, of record in Book 2083, Page 101, register's office for said County; thence in a westerly direction with center line of Ingram Lane 436 feet to a point in the center Ingram Lane to the beginning point being the northeast corner; thence in a westerly direction with the center of said road 275 1/2 feet being the northwest corner; thence in a southerly direction 81 feet to a sycamore on the north bank of a branch; thence southerly 213 feet to a cedar being the southwest corner; thence easterly 125 1/2 feet to an ash tree in the fence line; thence in a northeasterly direction 76 feet to a large cedar in the fence line being the southeast corner; thence northerly 133 feet to a large elm in a fence line; thence northerly 118 feet to a point in the center of Ingram Lane to the beginning, containing 1 3/4 acres more or less.

Being the same property conveyed to Elizabeth A. Hendrix by Quitclaim Deed from Tim M. Hendrix, Jr of record in Instrument No. 2040520-0043238, in the Register's Office of Davidson County, Tennessee dated April 7, 2014 and recorded May 20, 2014.

Being the same property conveyed to Elizabeth A. Hendrix by Quitclaim Deed from Thomas W. Hendrix of record in Instrument No. 20140520-0043237, in the Register's Office of Davidson County, Tennessee, dated April 4, 2014 and recorded May 20, 2014.

Being the same property conveyed to Elizabeth A. Hendrix by Quitclaim Deed from Todd A. Hendrix of record in Instrument No. 20140520-0043236, in the Register's Office of Davidson County, Tennessee, dated April 25, 2014 and recorded May 20, 2014.

Being the same property conveyed to Elizabeth A. Hendrix by Quitclaim Deed from Troy L. Hendrix of record in Instrument No. 2014520-0043235, in the Register's Office of Davidson County, Tennessee, dated April 15, 2014 and recorded May 20, 2014.

Being the same property conveyed to Timothy M. Hendrix and wife, Elizabeth A. McGill Hendrix by Warranty Deed from Adelena C. McGill of record in Book 4687, Page 891, in the Register's Office of Davidson County, Tennessee, dated and recorded February 17. 1962 and recorded March 9, 1973. The said Timothy M. Hendrix and wife, Elizabeth A. McGill Hendrix were divorced in the Circuit Court of Davidson County, Tennessee in

Case NO. 81D3144 wherein Timothy M. Hendrix received a 30% undivided interest and Elizabeth A. McGill Hendrix received a 70% undivided interest. The said Timothy M. Hendrix having since passed on January 27, 2014 leaving his undivided 30% interest to his heirs.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Title to that portion of the land lying below the ordinary low water mark of the unknown river (or creek).

Easement for the flow of the waters of the unknown river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the unknown river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the unknown river (or creek).

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2159 Ingram Road Whites Creek TN 37189

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 18th day of March, 2021.

Elizabeth A. Hendrix

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Hendrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2021.

Notary Public

My Commission Expires: 5-31-2024

ANGELA D. MAYS
Notary Public - State of Florida
Commission # GG 956779
My Comm. Expires May 31, 2024
Bonded through National Notary Assn.

Angela D. Mays