Karen Johnson Davidson County
Batch# 731342 DEEDWARR
10/07/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $808.45
20211007-0134796

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $218,500.00

Affiant

Subscribed and sworn to before me this 27th day of September, 2021.



Notary Public
My Commission Expires: 3/13/2022

2021-107

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie Ann Zulanas	F&M Bank	
212 Vessona Circle	50 Franklin Street	044-14-0E-017.00-CO
Folsom, CA 95630	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Trillium Investment Partners, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Julie Ann Zulanas, unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Hadley Village Owner' s Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit " B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and 20201016-0120556 with Scrivener' s Affidavit of record at instrument No. 20200320-0030626, 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 a portion of the same property conveyed to Trillium Investment Partners, LLC, a Tennessee limited liability company by Warranty deed from Lyman O. Heidtke and B. Hemanth Kumar, as tenants in common of record in Instrument No. 20190909-0091054 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **632 Hadley Village Blvd. Old Hickory, TN 37138.**

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 my hands this 23rd day of September, 2021.

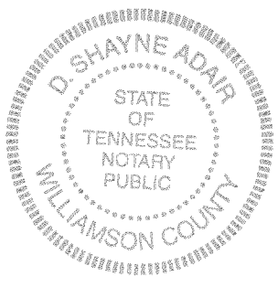
Trillium Investment Partners, LLC, a Limited Liability Company

By: _____
Trevor Garrett, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Trevor Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Member of Trillium Investment Partners, LLC , a limited liability company, and that he is authorized by Trillium Investment Partners, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2021.



_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/23/2021.

D. Shayne Adair

10/5/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** October, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY