Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0049

Karen Johnson Davidson County
Batch# 983568 DEEDWARR
03/23/2023 09:54:40 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20230323-0021021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kayla Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2023

Notary Public

Commission Expires: _____

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laurel Grider 2935 Winterberry Drive, Unit 44 Nashville, TN 37207	NEW OWNER	031-00-0-097.00

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, I/WE,

Julie Zulanas, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laurel Grider and Glendo Grider, wife and husband

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 more particularly 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 of 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 tree 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 Julie Zulanas, a single woman, by Warranty Deed from Elizabeth A. Hendrix, dated 3/18/2021 and recorded 3/24/2021 in Instrument No. 20210324-0038728, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 2159 Ingram Road, Whites Creek, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of March, 2023.

Julie Zulanas

STATE OF CALIFORNIA
COUNTY OF ~~SUMNER~~ Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Zulanas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Folsom, California this 20th day of March, 2023.

Notary Public
My Commission Expires: 9-24-24

(Notary Seal)

P. STEPHENS
COMM. # 2334204
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. SEPT. 24, 2024