Karen Johnson Davidson County
Batch# 1112885 DEEDWARR
03/20/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240320-0019063

Name and Address of New Owner:
Meghan Zelenik
William Zelenik
406 Old Towne Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 160 16 0C 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **B. Alicia Griffin, Trustee of B. Alicia Griffin Living Trust dated July 18, 2002**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meghan Zelenik, an unmarried woman and William Zelenik, a married man, as joint tenants with the right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 24 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B. Alicia Griffin Living Trust dated July 18, 2002 by Quitclaim Deed from B. Alicia Griffin, a married woman, dated September 9, 2019, of record in Instrument No. 20190911-0091768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 406 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2024.

B. Alicia Griffin Living Trust dated July 18, 2002

By: B. Alicia Griffin (SEAL)
B. Alicia Griffin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2024, before me personally appeared B. Alicia Griffin, Trustee of B. Alicia Griffin Living Trust dated July 18, 2002, to me known to be the person (or persons) described in and who executed the within instrument for the purposes therein contained, and who further acknowledges that she is authorized by said Trust to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 19th day of March, 2024.

Notary Signature
My commission expires: 11-3-2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 19th day of March, 2024.

Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/19/2024.

Date

Affiant Signature

3/19/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLYSYN G PINKSTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-24-2025