Karen Johnson Davidson County
Batch# 1166183 DEEDWARR
08/05/2024 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240805-0059073

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST day of JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David Zulandt and Paige Katrinchak	CADENCE BANK	24-164
(NAME)	(NAME)	
2070 Shaw Road	2308 WEST JACKSON ST BLDG C 2nd FLR	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	TUPELO, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241200

For and 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, **Peggy Lynn Paul,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Paige Katrinchak,a single person and David Zulandt, a single person, as joint tenants with right of survivorship,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Shaw Road, said point being N 78°26'17"W a distance of 172.72 feet from the SW corner of the Johnny E. Holder property as of record in Deed Book 4573, page 270, Register's Office for Davidson County, Tennessee; thence with said road N 78°26'17"W a distance of 335 feet to a point; thence N 03°21'43"E a distance of 525.46 feet to a point; thence S 78°26'17"E a distance of 335.00 feet to a point; thence S 03°21'43"W a distance of 525.46 feet to the point of beginning, containing 4.00 acres, more or less.

BEING the same property conveyed to Monroe Andrew Paul and wife, Peggy Lynn Paul by Warranty Deed from James G. Snyder and wife, Joyce C. Snyder, dated 12/02/1994 and filed of record in Book 9539, page 76, Register's Office for Davidson County, Tennessee. The said Monroe Andrew Paul having died on or about 02/24/2020, leaving the said Peggy Lynn Paul, the surviving tenant by the entirety and sole owner of said land.

Unimproved ☐

This is improved ☒ property, known as 2070 Shaw Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30 day of July, 2024

Peggy Lynn Paul

Peggy Lynn Paul

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Peggy Lynn Paul, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of July, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 30, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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