Karen Johnson Davidson County
Batch # 1247742 DEEDWARR
03/19/2025 08 39 10 AM 2 pgs
Fees $13 00 Taxes $2,090 50
20250319-0019319

PREPARED BY ~~(AND RETURN TO)~~

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. W-BM-25-4011

*Christy Wilkins Ivey* *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No · 63942
Dav. Co File Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Daniel Zelenak Jr.<br>Martina Zelenak<br>4011 Elkins Alley<br>Nashville, TN 37209 | GUILD MORTGAGE CO.<br>5887 COPLEY DRIVE<br>SAN DIEGO, CA 92111 |

**TAX MAP PARCEL NUMBERS:** 091160J00900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$565,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl Maxwell Douglas and Molly Burgess Douglas, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Zelenak Jr. and Martina Zelenak, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Unit No , 9, on the Plan of The Cottages at Sylvan Heights, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309 and amended of record in Instrument No. 20180910-0089568, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Carl Maxwell Douglas and Molly Burgess Douglas, husband and wife, by Warranty Deed from Timothy J. Douglas and wife, Jean Alison Douglas, dated Marc 30, 2022 and rcorded on April 6, 2022 of record in Instrument No 20220406-0039720, Register's Office for Davidson County, Tennessee.

Description Reference. Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, amended in Instrument No. 20180910-0089568, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141105-0102022, said Register's Office All Matters shown on Instrument No. 20150226-0016822, said Register's Office Subject to the right of way of CSX Transportation Railroad Charter of the Cottages at Sylvan Heights Townhouse Corporation of record in Instrument No 20170503-0043310, said Register's Office

**This is improved property, known as 4011 Elkins Alley, Nashville, TN 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 11 day of March, 2025.

**Carl Maxwell Douglas** **Molly Burgess Douglas**

**State of Tennessee**

**County of Davidson**

On this 11 day of March, 2025, before me the undersigned authority, personally appeared Carl Maxwell Douglas and Molly Burgess Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires. CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $565,000 00

Affiant

Sworn and subscribed before me this 11th day of March, 2025.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary

My Commission Expires 05/08/28