Karen Johnson Davidson County
Batch# 1257575 DEEDWARR
04/08/2025 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,135.90
20250408-0026791

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clayton Hendron	Geneva Financial, LLC	Map: 053-12-0-B-012.00CO
(NAME) 3319 Old Hickory Blvd Unit 12	(NAME) 180 S. Arizona Ave.; Ste 310	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Chandler, AZ 85225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS ($307,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIE ZULANAS, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAYTON HENDRON, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C2 aka Unit 12 as established by Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes of record in Instrument Number 20170526-0052731, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Julie Zulanas, unmarried woman, by deed from Siddharth Amin, of record in Instrument No. 20210325-0039303, dated March 19, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 56, said Register's Office; (3) Right of Way Deed of record in Book 4958, Page 131, in the Register's Office for Davidson County, Tennessee; (4) Right of Way Easement of record in Book 5430, Page 463, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Instrument No. 20170605-0055548, in the Register's Office for Davidson County, Tennessee; (6) Restrictive Covenants for Storm Water Facilities and Systems of record in Instrument No. 20180409-0033139, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20170526-0052731, amended in Instrument No. 20210225-0024144, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3319 Old Hickory Blvd Unit 12, Old Hickory, TN 37138
(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 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 hand this 7th day of April, 2025.

Julie Zulanas

Julie Zulanas

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

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

Witness my hand and official seal this, 7th day of April, 2025.

My Commission Expires:

Notary Public

Please see attached CA. acknowledgement.

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On April 7, 2025

before me, Karena J. Moy, Notary Public

personally appeared Julie Zulanas

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and by ~~his/her~~/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karena J Moy

(Signature of Notary)

KARENA J. MOY
COMM. #2510025
Notary Public - California
Sacramento County
Comm. Expires Feb. 14, 2029

Warranty Deed

Commission Expires: February 14, 2029
Notary Name: Karena J. Moy
Notary Phone: 916-337-4767
Notary Registration Number: 2510025
County of Principal Place of Business: Sacramento

Certification of Recorded Documents

I, Karen Suggs, 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 April 8, 2025.

(AFFIANT) – Karen Suggs

04/08/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of April, 2025.

My commission expires: 11/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY