THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5396
Parcel ID: 160-16-0C-024.00

Property Address:
406 Old Towne Drive, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1364154 DEEDWARR
12/31/2025 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20251231-0104495

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Emily Ann Thompson
406 Old Towne Dr
Brentwood TN 37027

Address of New Owner:
Emily Ann Thompson
406 Old Towne Dr
Brentwood TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MEGHAN ZELENIK, an unmarried woman, and WILLIAM ZELENIK, a married man, as joint tenants with right of survivorship,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **EMILY ANN THOMPSON**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Unit 24 on the plan of The Terraces at Brentwood Chase of record in Instrument Number 20001103-0109137, 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 MEGHAN ZELENIK, an unmarried woman, and WILLIAM ZELENIK, a married man, as joint tenants with right of survivorship by Deed dated March 19, 2024 from B. ALICIA GRIFFIN, Trustees of B. ALICIA GRIFFIN LIVING TRIST dated July 18, 2002, recorded March 20, 2024, in Instrument Number 20240320-0019063, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 406 Old Towne Drive, Brentwood, TN 37027.

THE PROPERTY CONVEYED HEREIN WAS NOT THE PRINCIPAL RESIDENCE OF WILLIAM ZELENIK NOR HIS SPOUSE.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20001103-0109137, Register's Office for Davidson County, Tennessee.

3. Easement for Drainage Facility as contained in Book 7902, page 389, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement as contained in Book 11115, page 281 and Book 11115,

page 286, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed for Homeowners Association as contained in Instrument Number 20010208-0012530, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association as contained in Instrument Number 20001214-0123056, Register's Office for Davidson County, Tennessee.

7. Bylaws for Homeowners Association as contained in Instrument Number 20001214-0123058, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 11388, page 125, Instrument Number 20000531-0053795, Instrument Number 20001214-0123057, Instrument Number 20010119-0005975, Instrument Number 20010328-0029845, Instrument Number 20041206-0144631, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29 day of December, 2025.

Meghan Zelenik
MEGHAN ZELENIK

William Zelenik by Meghan Zelenik his Attorney-In-Fact
WILLIAM ZELENIK, BY MEGHAN ZELENIK, his Attorney-in-fact of record in Book _____, page _____, RODC, TN. 202512310104494

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MEGHAN ZELENIK, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 29 day of December, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 29 day of December, 2025, before me personally appeared MEGHAN ZELENIK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIAM ZELENIK, and who acknowledged that she executed the same as the free act and deed of WILLIAM ZELENIK.

WITNESS my hand and official seal at Franklin, Tennessee, this 29 day of December, 2025.

My Commission Expires: 2-1-27

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $495,000.00.

Affiant

SWORN TO and subscribed before me on this 29 day of December, 2025.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 12-29-25 (date of document).

Affiant Signature

12-29-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

