WARRANTY DEED

Karen Johnson Davidson County
Batch # 1396045 DEEDWARR
03/23/2026 08:41:13 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260323-0022592

File No. CR-26-1397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

C. Catron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 5/23/28
(AFFIX SEAL)

CELESTINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Crystal Catron	New Owner	
(NAME)	(NAME)	133-16-0-243.00
4844 Shasta Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Zachery R. Georgulis and Amy Georgulis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Catron, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1 on the Subdivision of the Thomas J. Golliher Property as of record in Plat Book 6050, Page 268, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zachery R. Perritt, a single man by Warranty Deed from Scott H. Huffman, an unmarried man of record in Instrument No. 20180607-0054939 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 07, 2018.

Being the same property conveyed to Zachery R. Georgulis, single by Quit Claim Deed from Zachery R. Perritt, N/K/A Zachery R. Georgulis, single of record in Instrument No. 20190219-0014547 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 19, 2019.

This is property more commonly known as 4844 Shasta Drive, Nashville, TN 37211.

Amy Georgulis, spouse of Zachery Georgulis, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 19th day of March, 2026.

Zachery R. Georgulis

Amy Georgulis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2026, before me personally appeared Zachery R Georgulis and Amy Georgulis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2026.

Notary Signature
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY