Karen Johnson Davidson County
Batch# 1425534 DEEDWARR
05/27/2026 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $744.07
20260527-0048108

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $201,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of May, 2026.

NOTARY PUBLIC

My commission expires:

KAYLOR CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Karla Valenzuela	Ascend Federal Credit Union	064 13 0 018.00
(NAME)	(NAME)	
4328 Old Hickory Boulevard	P.O.Box 1210	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Virginia Anne Collier, married and John L. Zentz, Jr., married and Mary Jane Glasscock, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Karla Valenzuela, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Plan of Berryville, Block 3, of record in Plat Book 421, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 5 fronts 50 feet on the easterly side of Old Hickory Boulevard (formerly Hadley Road) and runs back between parallel lines, 150 feet to an alley.

TOGETHER WITH that portion of a closed right of way for Old Hickory Boulevard, Metropolitan County Council Ordinance No. BL2018-1120, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to JOHN L. ZENTZ AND WIFE, ALICE ANNE ZENTZ, by deed from LILA M. PYLE AND HUSBAND, CLARENCE E. PYLE, of record in Book 1417, page 683, dated October 11, 1946, said Register's Office.

JOHN L. ZENTZ, SR. having since died on or about February 5, 1999, leaving ALICE ANNE ZENTZ as the surviving tenant by the entirety.

ALICE ANNE ZENTZ died intestate on or about June 14, 2023, leaving JOHN ZENTZ, JR., MARY JANE GLASSCOCK AND GINNY COLLIER, ALSO KNOWN AS VIRGINIA ANNE COLLIER, as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. _202605270048107__, said Register's Office.

The said John L. Zents, Jr. is one and the same as John L. Zentz, Jr., John Leroy Zentz, Jr.

This property is __unimproved _X_improved property known as: 4328 Old Hickory Boulevard, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of May, 2026.

Virginia Anne Collier

Mary Jane Glasscock

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Anne Collier and Mary Jane Glasscock, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2026.

Notary Public
My Commission Expires: 3-25-2029

APRIL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Witness our hands this 21st day of May, 2026.

John L. Zents, Jr.

STATE OF Georgia
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Zents, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2026.

Notary Public
My Commission Expires: 5.8.2027

CONSTANCE DAVIS
My Commission Expires
NOTARY PUBLIC
May 8, 2027
RICHMOND COUNTY, GEORGIA

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/o the custodian of the original version of the electronic document tendered fo registration herewith and that this electronic document is a true and exact copy o the original document executed and authenticated according to law on 5/22/26.

Celia Stewart Rouse

Affiant Signature

5/22/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd **day of** May, 2026.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY