Karen Johnson Davidson County
Batch# 205998 DEEDQC
03/14/2019 12:36:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190314-0023499

mail

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
MUSIC CITY ESTATE LAW 4525 HARDING PIKE, SUITE 200 NASHVILLE, TENNESSE 37205 (615) 628-7775	The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 1st day of March 2019 Notary public My commission Expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map 141
Steven Zaccari and Laura Zaccari 203 Riverwood Drive Franklin, TN 37069	Steven Zaccari and Laura Zaccari 203 Riverwood Drive Franklin, TN 37069	Group 07-0B Parcel 59.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Steven J. Zaccari, a married man, Grantors, does hereby quitclaim, transfer and convey unto Steven Zaccari and Laura Zaccari, Trustees of the Steven and Laura Zaccari Living Trust dated March 1, 2019, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 111 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, according to the plat thereof, recorded in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Zaccari, a married man and Steven J. Zaccari, a married man, from Nathan D. Nash and Mary Hamilton Nash, husband and wife, by Warranty Deed dated February 29, 2008, as Document No. 20080303-0020725, and recorded on March 3, 2008, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 741, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8556, page 11, Book 9383, page 526 and Book 9662, page 869, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 3314, page 23, Register's Office for DAVIDSON County, Tennessee.
Articles of Incorporation of HOA of record in Book 7382, page 11, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement Agreement of record in Book 9731, page 142, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8556, page 25, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee for water and sewer line purposes.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners; the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollutions.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 6924 Somerset Farms Circle, Nashville, Tennessee 37221

Witness my hand this 1st day of March 2019.

Steven J. Zaccari, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, Steven J. Zaccari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 1, 2019.

[Seal]



Justin Gilbert, Notary Public
My commission expires: July 11, 2021