Karen Johnson Davidson County
Batch# 1120734 DEEDWARR
04/09/2024 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,050.80
20240409-0025095

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
2122 21st Avenue South,
Nashville, Tennessee 37212
(615) 800-7096

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$284,000.00

AFFIANT

Subscribed and sworn to before me, this 28 day of March, 2024

NOTARY PUBLIC
My Commission Expires: 3/15/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Angly & Gerges, LLC 617 Heath Place Smyrna, Tennessee 37167	New Owner	163-04-0A-418-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FOUR THOUSAND DOLLARS AND NO CENTS ($284,000.00) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of March, 2024, the undersigned/Grantor, **Adam Barber Trustee of the Kathleen Zuccaro Trust dated December 3, 2015**, pursuant to the attached Certification of Trust dated February 8, 2023, appointing Adam Barber as Successor Trustee of the of the aforementioned Trust (See Attached Exhibit A), has bargained, sold, and by these presents does hereby transfer and warrant to **Angly & Gerges LLC, a Tennessee limited liability company**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **3001 Hamilton Church Road #418, Nashville, TN 37013**, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 418, on the Plan of Hamilton Crossings Townhomes, Phase I, as described in Declaration and Covenants, Conditions and Restrictions Establishing The Hamilton Crossings Townhomes, a Planned Unit Development of record in Instrument No. 20040212-0016945 and as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathleen M. Zuccaro, Trustee of the Kathleen Zuccaro Trust dated December 3, 2015 by deed from James A.

Grady, unmarried, and Elizabeth A. Grady N/K/A Elizabeth A. Thompson and husband, Stuart Thompson dated March 27, 2017 and recorded March 30, 2017 in Instrument No. 20170330-0030997, in the Register's Office of Davidson County, Tennessee. Kathleen M. Zuccaro, having since died on October 6, 2022, nominated Cumberland Trust and Investment Services Company to serve as successor Trustee. A majority of the beneficiaries elected Adam Barber as successor Trustee. On February 8, 2023, Cumberland Trust and Investment Company and Adam Barber executed a declination to serve and an acceptance of the office of Trustee.

This is improved property known as **3001 Hamilton Church Road #418, Antioch, TN 37013.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This the 28th day of March 2024.

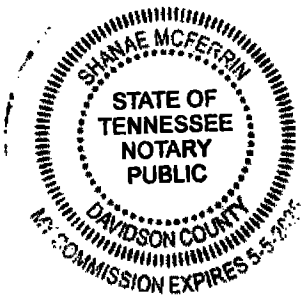
Adam Barber, Trustee
of the Kathleen Zuccaro Trust
Dated December 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adam Barber, Trustee of the Kathleen Zuccaro dated December 3, 2015,** 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 and official seal at office, this 28th day of March, 2024

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/28/24 (date of document).

L F Vaught

Affiant Signature

4/9/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of April, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025