Karen Johnson Davidson County
Batch# 1136714 DEEDQC
05/20/2024 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240520-0037338

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Susan Reinfeld Zager, Trustee Susan Reinfeld Zager Trust 3729 Princeton Avenue Nashville, TN 37205	same	104 09 0 009.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Susan R. Zager (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Susan Reinfeld Zager, Trustee, and her successors in trust, of the Susan Reinfeld Zager Trust dated May 16, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Richland Realty Company's Subdivision "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan R. Zager by Warranty Deed from Bradley A. MacLean (aka Bradley A. McLean) and Cynthia McLean (aka Cindy McLean) dated September 19, 2013, of record at Instrument No. 20130925-0100678 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3729 Princeton Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16th day of May, 2024.

Susan R. Zager

Susan R. Zager, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Susan R. Zager, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of May, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Susan R. Zager

Susan R. Zager, Affiant

Subscribed and sworn to before me this 16th day of May, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 May 16th, 2024.

Carla L Lovell

Carla L. Lovell

5/16/2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of May, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE