Karen Johnson Davidson County
Batch# 1144595 DEEDWARR
06/07/2024 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240607-0042844

WARRANTY DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED THOUSAND, DOLLARS AND 00/100 ($200,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Donald Zuccarello	**NEW OWNER**	**14202007000**
2310 Sterling Road **Nashville, Tennessee 37215**		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars and No Cents ($200,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged as of this the 7TH day of June, 2024, the undersigned, **RENAE DROEGE,** a Married Person Whose Spouse has No Interest, as the Executrix of the Estate of John W. Zuccarello, Jr., and as the Executor of the Estate of Darlene Zuccarello, who, by way of probate, possesses a Fifty-Percent (50%) Interest in the below-described Property as a Tenant in Common (hereinafter collectively and/ or individually referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and warrant to **DONALD ZUCCARELLO,** an Unmarried Person or Whose Spouse has No Interest, who possesses a Fifty-Percent (50%) Interest in the below-described Property as a Tenant-in-Common (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **7419 STACY DRIVE, NASHVILLE, TENNESSEE 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for said County.

Said Lot No. 79 fronts 82 feet on the southerly side of Stacy Drive and runs back 150 feet on the westerly line and 155.13 feet on the easterly line to a rear line measuring 96.5 feet thereon.

Being the same property conveyed to John W. Zuccarello, Jr., and Donald Zuccarello as Joint Tenants with Rights of Survivorship, by Quitclaim Deed, from Ednelia Mai Manning, of record as Insturment No. 20150505-0040554, dated April 23, 2015, and recorded on May 5, 2015, in the Register of Deed's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Zuccarello, Jr., and wife Darlene Zuccarello, by Quitclaim Deed, from L.R. DeMarco, Trustee, of record as Instrument No. 20170602-0055263, dated May 31, 2017 and recorded on June 2, 2017, in said Register's Office, thereby vesting title to Donald Zuccarello, John W. Zuccarello, Jr., and Darlene Zuccarello as Tenants in Common.

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The said John W. Zuccarello, Jr. died on or about February 19, 2024, leaving Darlene Zuccarello as the Sole-Beneficiary of the Estate of John W. Zuccarello, Jr. Reference is made to his Last Will and Testament filed for Probate in Docket No. 24P594 of the Seventh Circuit Court for Davidson County, Tennessee, which names Renae Droge as Executrix.

Darlene Zuccarello died on or about March 9, 2024. Reference is made to her Last Will and Testament filed for Probate in Docket No. 24P595 of the Seventh Circuit Court for Davidson County, Tennessee, which names Renae Droge as Executor and Sole-Beneficiary of the Estate of Darlene Zuccarello.

This improved property more commonly known as 7419 Stacy Drive, Nashville, Tennessee 37221.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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, his/her/their heirs and assigns forever; and I/we do covenant with the said Grantee that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of June, 2024.

GRANTOR: RENAE DROEGE

Renae Droege

SIGNER: Renae Droege

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Renae Droege**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, as of June 7th, 2024.

Notary Public

May 3, 2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, do 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 06/07/2024 (date of document).

Affiant Signature

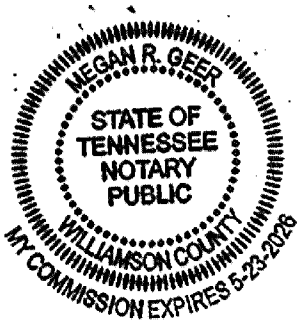
Date: June 7, 2024

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 7th day of June, 2024.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 *et seq.* (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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