Karen Johnson Davidson County
Batch# 1151774 DEEDWARR
06/27/2024 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20240627-0048415

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 ONE HUNDRED THOUSAND, DOLLARS AND 00/100 ($100,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 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**	**142030A41800C0**
2310 Sterling Road **Nashville, Tennessee 37215**		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars and No Cents ($100,000.00), 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 27 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 **418 DEER LAKE, NASHVILLE, TENNESSEE 37221** and more particularly described as follows:

Unit No. 418 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retriement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5097, Pages 529 through Pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 92 through 118 of the Register's Office in Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described

© 2024. Collins Legal, PLC. All Rights Reserved.

apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

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. 20150505-0040551, 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. 20170602-0055262, 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.

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 418 Deer Lake, 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 27 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 27, 2024.

Notary Public

May 3, 2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 is a true and exact copy of the original document executed and authenticated according to law on **June 27, 2024**.

Affiant Signature

6/27/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **27th** day of **June**, 20**24**.

Notary Public

Notary's Seal:



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