WARRANTY DEED

Karen Johnson Davidson County
Batch# 1159424 DEEDWARR
07/18/2024 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20240718-0054011

File #24-PA-0204-MP

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Jennifer M Zuccaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2024.

Megan Paulus
Notary Public
MY COMMISSION EXPIRES: 11/2/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer M. Zuccaro	**New Owner**	
(NAME) **204 Jenry Court**	(NAME)	**085 07 0 120.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES PATRICK DOLAN, III, AN UNMARRIED PERSON, AND CHRISTIE LOUISE DOLAN, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JENNIFER M. ZUCCARO, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 264 fronts 88.17 feet on the Southerly side of Jenry Court and runs back between lines 176.63 feet on the Westerly line and 160 feet on the Easterly line to a dead line in the rear which is a broken lines on which it measures 93.87 feet.

Being the same property conveyed to James P. Dolan, Jr., unmarried, by Warranty Deed from The Kay G. Johnson Revocable Living Trust, of record in Instrument No. 20020124-0010083, in the Register's Office of Davidson County, Tennessee, dated January 22, 2002, and recorded on January 24, 2002. The said James P. Dolan, Jr. died on March 13, 2023 testate, devising subject property to James Patrick Dolan, III and Christie Louise Dolan. See Probate Case 23P786, Davidson County Seventh Circuit Court.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as recorded in Plat Book 2900, Page(s) 83 and 84.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3066, Page 219.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **204 Jenry Court, Nashville, TN 37214**.

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 do 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 whomsoever. 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.

Witness my hand this the 16th day of July, 2024.

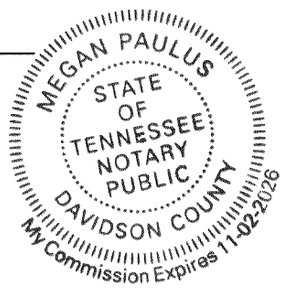
James Patrick Dolan, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2024, before me personally appeared James Patrick Dolan, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2024.

Notary Signature
My commission expires:



Witness my hand this the 11th day of July, 2024.

Christie Louise Dolan

STATE OF Georgia

COUNTY OF Catoosa

On this 11th day of July, 2024, before me personally appeared Christie Louise Dolan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2024.

MARGARET Y ELLIS
Notary Public - State of Georgia
Whitfield County
My Commission Expires Sep 26, 2026

Notary Signature
My commission expires: 09-26-2026

True Copy Certification

I, **Megan Paulus,** 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 this the 16th day of July, 2024.

Affiant Signature
Date 7/16/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

