Karen Johnson Davidson County
Batch# 1178307 DEEDQC
09/06/2024 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240906-0068547

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
William S. Zinke and Brooke A. Ackerly, Co-Trustees Zinkerly Family Revocable Living Trust 3619 Central Avenue Nashville, TN 37205	New Owner	10409008100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **William S. Zinke and wife, Brooke A. Ackerly**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **William S. Zinke and Brooke A. Ackerly, Co-Trustees, Zinkerly Family Revocable Living Trust Agreement dated September 3, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 142 and the easterly 7 feet of Lot 144 on the Plan of Richland Realty Company's Second Subdivision, "B" of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee, described as follows.

SAID property adjoins and fronts together 57 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to **William S. Zinke and wife, Brooke A. Ackerly**, by Warranty Deed dated April 26, 2002, from **Steven Guttentag and wife, Stacy Winick**, recorded in Instrument No. 20020502-0054189, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3619 Central Avenue, Nashville, TN 37205.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3rd day of September 2024.

William S. Zinke

Brooke A. Ackerly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **William S. Zinke**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Brooke A. Ackerly**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 3rd day of September 2024.

Notary Public

My Commission Expires:
7/10/27



Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2024.

Affiant Signature

September 3, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of September 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

