QUITCLAIM DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Melissa D. Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY - Return To:

Warranty Title LLC, 120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The David L. Zech and Cheryl L. Zech Joint Living Trust dated July 4, 2013	SAME	
(NAME) 521 MonCrief Avenue	(NAME)	25-3-17
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Zech and Cheryl Zech, hereinafter called the GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **The David L. Zech and Cheryl L. Zech Joint Living Trust dated July 4, 2013, hereinafter called the GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being the westerly part of Lot No. 47 on Moncrief's Subdivision, of the Allen Mathes Lands, not of record, and more particularly described according to a survey by Stephen A. Draper, surveyor, September 22, 1960, as follows:

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lot Nos. 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corner of Lot No. 46; thence with the line between Lot Nos. 47 and 46, 345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between Lot Nos. 47 and 48, 288 feet to the point of beginning.

Being the same property conveyed to David Zech and Cheryl Zech by Warranty Deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated June 16, 2005, and filed of record in Instrument No. 20050630-0075627 in the Register's Office of Davidson County, Tennessee.

Karen Johnson
Batch # 1179124
09/09/2024 10:34:24 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240909-0069132

Unimproved

This is improved X property, known as 521 Moncrief Avenue, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 6th day of September, 2024.

David Zech

Cheryl Zech

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Zech and Cheryl Zech**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2024.

My Commission Expires: 4/26/26

Notary Public

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY