Karen Johnson Davidson County
Batch# 1182485 DEEDQC
09/17/2024 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071961

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 17, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Z Family Trust
6105 Bresslyn Rd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115 12 0 072 00

QUITCLAIM DEED

Thomas V. Zeuthen and wife, Kathryn W. Zeuthen (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Z Family Trust**, dated September 17, 2024 ("Grantee"), a joint revocable trust established by the Grantors, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 17, 2024**.

Thomas V. Zeuthen, Jr.

Kathryn W. Zeuthen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas V. Zeuthen, Jr. and Kathryn W. Zeuthen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 17, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of West Meade Farms, Inc. Section "C", as of record in Plat Book 1835, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas V. Zeuthen and wife, Kathryn W. Zeuthen, from Janet Lee B. Giddings, Karen Ann B. Wehner and Richard Frederick Bittner, devisees under the Last Will and Testament of Barbara Clure Bittner by deed of record in Instrument No. 20150209-0011906, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6105 Bresslyn Rd, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 September 17, 2024.

Affiant Signature

9-17-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 17, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027