Karen Johnson Davidson County
Batch# 1188252 DEEDQC
10/01/2024 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241001-0075835

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Trustee of the Lepidoptera Trust 204 Jenry Court Nashville, TN 37214	same	085 07 0 120.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jennifer M. Zuccaro (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to the Lepidoptera Trust dated September 19, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

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 Jennifer M. Zuccaro, a single person, by Warranty Deed dated July 16, 2024, from James Patrick Dolan, III, an unmarried person, and Christie Louise Dolan, a single person, of record at Instrument No. 20240718-0054011, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 204 Jenry Court, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including: 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; and any and all existing easements and restrictions as shown of record not stated herein.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19th day of September, 2024.

Jennifer M. Zuccaro, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jennifer M. Zuccaro, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of September, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Jennifer M. Zuccaro, Affiant

Subscribed and sworn to before me this 19th day of September, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 September 19, 2024.

Andrea J Sinclair
Andrea J. Sinclair

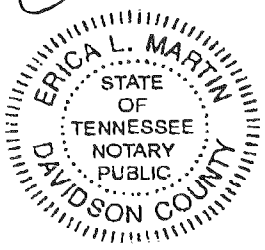
Oct. 1, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of October, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07.07.2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE