THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7721-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 483,335.75.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 2025

Notary Public

MY COMMISSION EXPIRES Nov 8 2027

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1258399
04/14/2025 09 50 10 AM
Fees $13 00 Taxes $1,788 34

Davidson County
DEEDWARR
2 pgs

20250414-0027835

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Gregory William Zuccaro	New Owner	
5704 Shetland Court		172-01-0-015.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Adam Barber, Trustee of the Kathleen Zuccaro Trust, dated December 3, 2015**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Gregory Zuccaro, a single person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 42 on the Plan of The Highlands, Section 3 of record in Plat Book 5050, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vincent Zuccaro and wife, Kathleen M. Zuccaro, by Warranty Deed from Medlin Building Industries, Inc of record in Book 5181, page 504, Register's Office for Davidson County, Tennessee, dated August 08, 1977 and recorded on August 08, 1977.

Further, being the same property conveyed to Kathleen M. Zuccaro, unmarried, by Quitclaim Deed from Vincent Zuccaro, married, of record in Book 9871, page 929, Register's Office for Davidson County, Tennessee, dated November 20, 1995 and recorded on November 29, 1995.

Further, being the same property conveyed to Kathleen M. Zuccaro, trustee of the Kathleen Zuccaro trust dated December 3, 2015 by Quitclaim Deed from Kathleen M. Zuccaro, unmarried of record in Instrument No. 20151207-0122976 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 07, 2015.

Kathleen M. Zuccaro died on October 06, 2022 See Certification of Trust recorded on March 27, 2024 in Instrument No 20240327-0021379, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **5704 Shetland Court, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 7 day of April, 2025.

The Kathleen Zuccaro Trust, dated December 3, 2015

By: Adam Barber, TTEE
Adam Barber
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam Barber,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be the **Trustee** of **The Kathleen Zuccaro Trust, dated December 3, 2015** the within-named bargainor, and that he, as such **Trustee,** being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by himself as Trustee.

Witness my hand and official seal this the 7 day of April, 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028