Karen Johnson
Batch # 1297651
07/15/2025 08 16 24 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250715-0055479

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2025.

Notary public

My commission Expires: 04/14/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Matthew and Rachael Zahm Living Trust 1800 Cerrito Ldg Old Hickory, Tennessee 37138	Matthew and Rachael Zahm Living Trust 1800 Cerrito Ldg Old Hickory, Tennessee 37138	053 12 0 273.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Matthew David Zahm, and Rachael Luciano Zahm, who took title as Rachel Luciano, do hereby quitclaim, transfer and convey unto Matthew David Zahm and Rachael Luciano Zahm, as Trustees of the Matthew and Rachael Zahm Living Trust dated July 3, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Final Plat, Resubdivision of Lots 1 & 2 Bradley Pointe, of record as Instrument No. 20150416-003360, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Matthew David Zahm, and Rachael Luciano Zahm, who took title as Rachel Luciano, from Renee Davis and Gary King, a joint tenants with full rights of

survivorship, by Warranty Deed dated April 13, 2022 and recorded on April 21, 2022, as Document No. 20220421-0045994, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 800 Cerrito Ldg, Old Hickory, TN 37138

Witness my hand this 3rd day of July, 2025.

Matthew David Zahm, Grantor

Rachael Luciano Zahm, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Matthew David Zahm and Rachael Luciano Zahm, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, July 3, 2025.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029