Karen Johnson
Batch # 1297651
07/15/2025 08 16 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250715-0055480

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

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

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

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, Rachael Luciano Zahm, who took title as Rachael Ann Luciano, does 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 her 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. 7 on the Map of Bradford Heights Subdivision as of record in Book 1835, Page 84, Register's Office for said County.

Said county No. 7 fronts 75 feet on the South side of Joyce Lane and runs back between parallel lines 160.4 feet to a dead line.

Being the same property conveyed to Rachael Luciano Zahm, who took title as Rachael Ann Luciano, from G-Team Real Estate Holdings, a Tennessee Partnership, by Warranty Deed dated

August 6, 2020 and recorded on August 10, 2020, as Document No. 20200810-0088839, 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: 1008 Joyce Lane, Nashville, TN 37216

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

Rachael Luciano Zahm, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Rachael Luciano Zahm, as Grantor, 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, 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