Karen Johnson
Batch # 1323873
09/18/2025 08:38:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250918-0074447

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.

Matthew Zahm

Affiant

Subscribed and sworn to before me, this 10th day of September, 2025.

Notary public

SHERRYANN PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: Nov 6, 2028

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Matthew David Zahm Rachael Luciano Zahm 800 Cerrito Ldg Old Hickory, Tennessee 37138	Matthew David Zahm Rachael Luciano Zahm 800 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, as Trustees of the Matthew and Rachael Zahm Living Trust dated July 3, 2025, do hereby quitclaim, transfer and convey unto Matthew David Zahm and Rachael Luciano Zahm, husband and wife, 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, as Trustees of the Matthew and Rachael Zahm Living Trust dated July 3, 2025, from Matthew David Zahm and Rachael Luciano Zahm, who took title as Rachel Luciano, by Quitclaim Deed

dated July 3, 2025 and recorded on July 15, 2025, as Document No. 20250715-0055479, 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 10 day of September, 2025.

Matthew David Zahm, Trustee of the Matthew and Rachael Zahm Living Trust Dated July 3, Grantor

Rachael Luciano Zahm, Trustee of the Matthew and Rachael Zahm Living Trust Dated July 3, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Sherryann, Notary Public, Matthew David Zahm and Rachael Luciano Zahm, as Grantors and Trustees, 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, September 10, 2025.

[Seal] SHERRYANN PATTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: November 8, 2028