THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$485,000.00**

Subscribed and sworn to before me this 7th day of November, 2025.

Notary Public **Affiant**
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kimberly George & Edward George **1008 Joyce Lane** **Nashville, TN 37216**	Same as New Owner	**061-03-0-085.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Matthew David Zahm and Rachael Luciano Zahm, as Trustees of The Matthew and Rachael Zahm Living Trust dated July 03, 2025**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Edward Stanley George Jr and Kimberly George, Husband and Wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, 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 Lot 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 Ann Luciano, a single woman by Warranty Deed from G-Team Real Estate Holdings, a Tennessee partnership of record in Instrument No. 20200810-0088839 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 10, 2020.

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 03, 2025 by Quitclaim Deed from Rachael Luciano Zahm, who took as Rachael Ann Luciano of record in Instrument No. 20250715-0055480 Register's Office for Davidson County, Tennessee, dated July 03, 2025 and recorded on July 15, 2025.

Karen Johnson Davidson County
Batch# 1343024 DEEDWARR
11/07/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251107-0088995

For further reference see Certificate of Trust of record in Instument No. _____, said Register's Office.

This is improved property known as: 1008 Joyce Lane, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 7th day of November, 2025.

The Matthew and Rachael Zahm Living Trust dated July 03, 2025

Rachael Luciano Zahm, Trustee

Matthew David Zahm, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Matthew David Zahm and Rachael Luciano Zahm, as Trustees of The Matthew and Rachael Zahm Living Trust dated July 03, 2025,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 7th day of November, 2025.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, Ryan Lux, do 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 **November 6, 2025**.

Date

Affiant Signature

11/06/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029