This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Map & Parcel No.: 172120D49100CO

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNER:

The Emily A. Zaccarelli Revocable Living Trust
8204 Persia Way
Nashville, TN 37211

Karen Johnson
Batch # 1343111
11/10/2025 08 24 12 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251110-0089142

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, the undersigned, **Emily A. Zaccarelli**, an unmarried woman, hereby quitclaim unto the **Trustee of the Emily A. Zaccarelli Revocable Living Trust**, her heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 537 on the Plan of Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Emily A. Zaccarelli by quitclaim deed dated July 20, 2012 and appearing of record in Instrument No. 20120806-0069634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject any restrictive covenants of record; any and all existing easements, rights-of-way, zoning regulations of the appropriate governing bodies; and any other matters appearing of record that a full title search might reveal.

This is improved property commonly known as 8204 Persia Way, Nashville, TN 37211.

This deed was prepared based on the prior deed in the chain of title and without the benefit of a full title search. The preparer makes no warranties or guarantees about the title to this property.

IN WITNESS WHEREOF, I have hereunto set my signature on this 6 day of November, 2025.

Emily Zaccarelli
EMILY A. ZACCARELLI

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Emily A. Zaccarelli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Rutherford County, Tennessee on this 6th day of November, 2025.

Suzanne Cornwell
NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that this transfer is exempt from recordation tax pursuant to Tennessee Code Annotated § 67-4-409(a) in that it is a conveyance to a revocable living trust.

Emily A. Zaccarelli
AFFIANT

Sworn to and subscribed before me this 6th day of November, 2025.

Suzanne Cornwell
NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD