Karen Johnson Davidson County
Batch# 1472472 DEEDQC
09/14/2026 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085362

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 14 day of Sept., 2026.

Notary Public

My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

EXECUTRIX'S QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Jarod Grubb, Trustee	**Jarod Grubb, Trustee**	**087 02 0 029.00**
1405 Whitetail Court	**1405 Whitetail Court**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Carissa Zucco, Executrix of The Estate of Robert J. Zahn, "GRANTOR(S)", by these presents, do hereby quitclaim and convey unto Jarod Grubb, Trustee of The Robert J. Zahn Revocable Trust dated February 17, 2026, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of New Hope Meadows, Phase I First Revision, of record in Book 6900, Page 653, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Robert Zahn, married, by Warranty Deed from Bobby G. Rogers and wife, Kathleen D. Rogers dated 2/11/26 of record in Instrument No. 20260217-0012467, Register's Office of Davidson County, Tennessee. Robert Zahn, aka Robert J. Zahn, died testate on 5/8/26. By Last Will and Testament admitted to probate in the State of New Jersey, Ocean County Surrogates Court, the Testator devised the subject property to The Robert J. Zahn Revocable Trust dated February 17, 2026. Carrisa Zucco executes this instrument in her capacity as the duly qualified/appointed Executrix of the Estate of Robert J. Zahn, to carry out the intent of the Testator. Oath is hereby made that the within described property did not constitute the homestead of said Robert Zahn.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 1405 Whitetail Court, Hermitage, TN 37076.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19th day of July, 2026.

Carissa Zucco

Carissa Zucco
Executrix of The Estate of Robert J. Zahn

STATE OF NJ
COUNTY OF Ocean

Personally appeared before me, a Notary Public of said County and State, the within named Carissa Zucco, Executrix of The Estate of Robert J. Zahn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 19th day of July, 2026.

My commission expires: _____

Katherine Pongracz

NOTARY PUBLIC

KATHERINE PONGRACZ
Notary Public
State of New Jersey
My commission expires August 24, 2026

KATHERINE PONGRACZ NOTARY PUBLIC NEW JERSEY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 7/19/2026 (date of document).

Affiant Signature

9/14/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY