QUITCLAIM DEED

Karen Johnson
Batch # 1474713
09/17/2026 02:50:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260917-0086806

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Suzanne E. Zucconi and William J. Zucconi, wife and husband	**Same as New Owner**	
(NAME) **103 Utley Drive,**	(NAME)	**018-07-0-039.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE E. ZUCCONI, FORMERLY KNOWN AS SUZANNE ELIZABETH THOMASON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SUZANNE E. ZUCCONI AND WILLIAM J. ZUCCONI, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that Certain Land Situate in Davidson County, Tennessee, Being Lot No. 40 on the Plan of Section 1, Connell Estate's of Record in Book 2900, Page 15, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Susanne Elizabeth Thomason, single by Warranty Deed from Bret Grizzard, a married man of record in Instrument No. 20190429-0039157 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

Being the same property conveyed to Suzanne Elizabeth Thomason, a single person by Quitclaim Deed from Suzanne Elizabeth Thomason who erroneously took title as Susanne Elizabeth Thomason, a single person of record in Instrument No. 20220218-0019120 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 18, 2022.

Suzanne Elizabeth Thomason having since married and is now known as Suzanne E. Zucconi.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **103 Utley Drive, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 10 day of September, 20 20.

Suzanne E. Zucconi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE E. ZUCCONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212