QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Angela M. McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

LINDA BROOK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY THOMAS MCKAY	NEW OWNER	
(NAME)	(NAME)	
627 Crieve Road		**091-12-0-046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANGELA MARIE MCKAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **ANTHONY THOMAS MCKAY, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 104, 106 and 108, Block 61, Plan 1 of West Nashville, of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.

Said Lot Nos. 104, 106 and 108 front 25 feet each on the westerly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines 110 feet to an alley. Lot No. 108 is bound on the north by and alley 25 feet wide.

Being the same property conveyed by Warranty Deed from Alice T. Sansom, married to Angela Marie McKay, unmarried and Anthony Thomas McKay, married, of record as Instrument No. 20111121-0090929, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 805 45th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170075134 DEEDQC
Recvd: 08/29/17 09:43 2 pgs
Fees:12.00 Taxes:0.00
20170829-0088504

Wherever 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 16 day of August, 2017 .

Angela Marie McKay

ANGELA MARIE MCKAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16 day of August, 2017, before me personally appeared Angela Marie McKay, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of August, 2017.

Linda C Brock

Notary Public

My Commission Expires:

3/10/19

