Karen Johnson Davidson County
Batch# 289966 DEEDQC
09/23/2019 04:01:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096622

QUITCLAIM DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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 13th DAY OF September, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tonda McKay & Anne-Marie Zanzal		
(NAME)	(NAME)	
108 Diane Court	**New Owner**	**05107007600**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tonda McKay, a single woman ("Grantor")

has bargained and sold, and by these presents does transfer and convey unto

Tonda McKay, a single woman, and Anne-Marie Zanzal, a single woman, as tenants in common with the right of survivorship ("Grantees")

their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, as follows:

BEING Lot No. 56 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, Page 108, Register's Office for said County.

SAID Lot No. 56 fronts 148 feet on the westerly side of Saunders Avenue and runs back 357.7 feet on the northerly line and 333.8 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Judy Webb by Quitclaim Deed from Ray Webb, of record in Book 9698, Page 239, in the Register's Office for Davidson County, Tennessee. The said Judy Webb (also known as Judy Lorraine Webb and Judith Lorraine Webb) having since died on June 22, 2019, leaving the said Tonda McKay (also known as Tonda Ruth McKay) as her sole heir at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20190923-0096623 and in Instrument No. 20190923-0096621, said Register's Office.

This is **improved** property known as: **1206 Saunders Avenue, Madison, Tennessee 37115**.

Witness my hand this the 13th day of September, 2019.

Tonda McKay

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13 day of Sept, 2019.

Notary Public

My Commission Expires: 5/3/21

SHERRY CLEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY