# QUITCLAIM DEED

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 15 DAY OF Sept., 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

LB-QCD-23-2925

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Saundra Bryant Mackins** | **New Owner** | |
| (NAME) | (NAME) | **136-15-0-014.00** |
| **2925 Harbour View Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (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, **SAUNDRA BRYANT MACKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SAUNDRA BRYANT MACKINS, AN UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One, Harbour Town Village of record in Plat Book 4675, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 112.85 feet on the Southwesterly side of Harbour View Drive and extends back 109.27 feet on the Northwesterly line and 130.52 feet on the Southeasterly line to a dead line in the rear measuring 90.07 feet thereon.

Being the same property conveyed to Alonzo Mackins, Jr. and Saundra Mackins Bryant, husband and wife by Warranty Deed from Qutaiba I. Harbi, a married man of record in Instrument No. 20181213-0121537, Register's Office for Davidson County, Tennessee.

Alonzo Mackins, Jr. died on June 11th, 2023, leaving Saundra Bryant Mackins as the surviving tenant by the entirety.

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: **2925 Harbour View Drive, Nashville, Tennessee 37217**.

Karen Johnson Davidson County
Batch# 1051783 **DEEDQC**
09/19/2023 01:34:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230919-0073644

Witness my/our hand(s) this the 14 day of Sept, 2023.

Saundra Bryant Mackins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAUNDRA BRYANT MACKINS, 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 14th day of Sept., 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212