# QUITCLAIM DEED

MARGARET A. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON 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 15 DAY OF Sept., 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LB-QCD-23-751

**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) | **150-02-0-148.00** |
| **751 Lake Terrace 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(s) 26-A, as shown on the map entitled Section One - Revised Zone Lot Division of Lots 16, 17, 25-33, 37-45 Harbor Gate, of record in Book 5200, Page 712, Revised in Book 6250, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Saundra Bryant Mackins and Alonzo Mackins, Jr., wife and husband by Warranty Deed from Brent L. Watts, an unmarried man of record in Instrument No. 20220825-0096029, 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: **751 Lake Terrace 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

20230919-0073645

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)

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

