THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tonda Ruth McKay
Affiant

SUBSCRIBED AND SWORN to before me, this the 2nd day of December, 2024.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1215862 DEEDQC
12/13/2024 07:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0096749

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
MZ Living Trust **108 Diane Court** **Madison, Tennessee 37115**	**MZ Living Trust** **108 Diane Court** **Madison, Tennessee 37115**	**051-07-0-076.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anne-Marie Zanzal and spouse, Tonda Ruth McKay** ("Grantors"), by these presents does hereby Quitclaim and convey unto **MZ Living Trust dated December 2, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, 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 Anne-Marie Zanzal and spouse, Tonda Ruth McKay, by Quitclaim Deed from Tonda McKay, married, and Anne-Marie Zanzal, married, as tenants in common with the right of survivorship of record at Instrument number 20190923-0096633, **in the Register's Office for Davidson County, Tennessee, dated December 2, 2024.**

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

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

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 2nd day of December, 2024.

GRANTORS:

Anne-Marie Zanzal

Tonda Ruth McKay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of December, 2024, before me personally appeared Anne-Marie Zanzal and Tonda Ruth McKay to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 2nd day of December, 2024.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryn Pocock, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 2, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12TH day of December, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 12th day of December, 2024.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028