Name and Address of New Owner:
Ryan Williamson and Abigail Williamson
1206 Saunders Avenue
Nashville, Tennessee 37115

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Home Loans
3160 Crow Canyon Road, Suite 400
San Ramon, California 94583

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 051-07-0-076

Karen Johnson Davidson County
Batch# 1323843 DEEDWARR
09/18/2025 07:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20250918-0074404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MZ Living Trust dated December 2, 2024**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Williamson and Abigail Williamson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of OAKLAND ACRES, SECTION VII, as of record in Plat 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 MZ Living Trust dated December 2, 2024 by Quitclaim Deed from Anne-Marie Zanzal and spouse, Tonda Ruth McKay of record in Instrument Number 20250725-0058967, in the Register's Office of Davidson County, Tennessee, dated July 24, 2025 and recorded on July 25, 2025.

Being the same property conveyed to Anne-Marie Zanzal and spouse, Tonda Ruth McKay, by Quitclaim Deed from Anne-Marie Zanzal and Tonda Ruth McKay, Trustees of the MZ Living Trust dated December 2, 2024, of record in Instrument No. 20250131-0007307, in the Register's Office of Davidson County, Tennessee, dated December 02, 2024 and recorded on January 31, 2025.

Being the same property conveyed to MZ Living Trust dated December 02, 2024, by Quitclaim Deed from Anne-Marie Zanzal and spouse, Tonda Ruth McKay, of record in Instrument No. 20241213-0096749, in the Register's Office of Davidson County, Tennessee, dated December 02, 2024 and

recorded on December 13, 2024.

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 in Instrument No. 20241212-0096707, in the Register's Office of Davidson County, Tennessee, dated December 02, 2024 and recorded on December 12, 2024.

Being the same property conveyed to Tonda McKay, a single woman, and Anne-Marie Zanzal, a single woman, as tenants in common with the right of survivorship, by Quitclaim Deed from Tonda McKay, a single woman, of record in Instrument No. 20190923-0096622, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019 and recorded on September 23, 2019.

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 of Davidson County, Tennessee, dated June 09, 1995 and recorded on June 12, 1995. The said Judy Webb died on June 22, 2019. Also see Probate Docket No. 19P224, in the Circuit Court Of Davidson County, Tennessee (Probate Division). See Affidavit of Heirships recorded in Instrument Nos. 20190923-0096620 and 20190923-0096621, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ray Webb and wife, Judy Webb, by Warranty Deed from John T. Dugger and wife, Kathleen J. Dugger, of record in Book 5875, Page 420, in the Register's Office of Davidson County, Tennessee, dated April 12, 1982 and recorded on April 21 1982.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2025.

MZ Living Trust dated December 2, 2024

By: _____ (SEAL)
Tonda McKay, Trustee

By: _____ (SEAL)
Anne-Marie Zanzal, Trustee

202509180074404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2025, before me personally appeared Tonda McKay and Anne-Marie Zanzal, Trustees of MZ Living Trust dated December 2, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tammy Carney,** 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 this the 15th day of September, 2025.

Affiant Signature

Date 9.15.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

