BILL GARRETT, Davidson County
Trans:T20120006158 DEEDQC
Recvd: 01/26/12 11:00 4 pgs
Fees:22.00 Taxes:0.00
20120126-0007290

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
2800 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

# QUIT CLAIM DEED

**New Owner(s) Address and mail tax statements to:**
Mathew H. McKenzie & Ramona E. McKenzie
4442 Grays Point Road
Joelton, TN 37080

**Property Tax ID#:** 02900003400
**File #:** HLCE-SS18410-WV

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RAMONA ELAINE HOFFMAN, n/k/a RAMONA E. MCKENZIE, a married woman, herein joined by her spouse, MATHEW H. MCKENZIE, as Grantors, and MATHEW H. MCKENZIE and RAMONA E. MCKENZIE, husband and wife, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 02900003400
Commonly known as 4442 Grays Point Road, Joelton, TN 37080

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN MM

In witness whereof, this Grantors have hereunto set their hands and seals on this the date first above written.

Vivian B. Cothran — Witness

Ramona Elaine Hoffman / nka Ramona E. McKenzie
RAMONA ELAINE HOFFMAN, n/k/a RAMONA E. MCKENZIE

VIVIAN B. COTHRAN — Printed Name

Mathew H. McKenzie
MATHEW H. MCKENZIE

Vivian B. Cothran
Witness

VIVIAN B. COTHRAN
Printed Name

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, of RAMONA ELAINE HOFFMAN, n/k/a RAMONA E. MCKENZIE and MATHEW H. MCKENZIE, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 16 TH day of January, 2012.

Vivian B. Cothran
Notary Public Vivian B. Cothran
My Commission Expires May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

MATHEW H. McKENZIE
Affiant's Name

Subscribed and sworn to before me this the 16TH day of January, 2012.

Vivian B. Cothran
Notary Vivian B. Cothran
My Commission expires: May 8, 2012

Name and Address of Property Owner:
MATHEW H. MCKENZIE
4442 GRAYS POINT ROAD
JOELTON, TN 37080

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
MATHEW H. MCKENZIE
4442 GRAYS POINT ROAD
JOELTON, TN 37080

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRE
MAY 8 2012

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY AND NORTH SIDE OF GRAY'S POINT ROAD, BEING A PART OF THE A.L. KRANTZ PROPERTY AS DESCRIBED IN BOOK 873, PAGE 558, DAVIDSON COUNTY; AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN CENTER OF GRAY'S POINT ROAD 387.3 FEET FROM A GRAVEL COUNTY ROAD; THENCE NORTH 0 DEG. 52' WEST 270.9 FEET TO AN IRON PIN IN PAUL HICKS SOUTH LINE; THENCE NORTH 88 DEG. 0' WEST, 415.4 FEET WITH HICKS SOUTH LINE TO AN IRON PIN, SAME BEING SOUTHWEST OF THIS TRACT AND THE SOUTHEAST CORNER OF THE JOHNSON PROPERTY; THENCE LEAVING HICKS SOUTH LINE, SOUTH 18 DEG. 30' EAST, 315.5 FEET TO A RAILROAD SPIKE IN THE CENTER OF GRAY'S POINT ROAD; THENCE WITH THE CENTER LINE OF SAID ROAD NORTH 81 DEG. 30' EAST 150.0 FEET TO A RAILROAD SPIKE IN THE CENTER OF GRAY'S POINT ROAD; THENCE ON WITH THE CENTER LINE SOUTH 88 DEG. 40' EAST 195.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5 ACRES MORE OR LESS.

ALSO INCLUDED IS LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY CONVEYED TO ARTHUR LEE KRANTZ IN BOOK 873, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GRAY'S POINT ROAD, THE SOUTHEAST CORNER OF A TRACT OF LAND MORE FULLY DESCRIBED IN BOOK 3797, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RUNNING THENCE NORTH 3 DEGREES EAST 313.4 FEET MORE OR LESS TO AN IRON PIN; THENCE NORTH 57 DEGREES EAST 150 FEET MORE OR LESS TO AN IRON PIN; THENCE SOUTH 18 DEGREES 30' EAST 340.5 FEET MORE OR LESS TO THE CENTER OF GRAY'S POINT ROAD; THENCE SOUTH 74 DEGREES 30' WEST 255 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel ID: 02900003400
Commonly known as 4442 Grays Point Road, Joelton, TN 37080

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded [at Book 11071 , Page 969 ][under Instrument No. _____ ] in the Register's Office of Davidson County, Tennessee.

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 16TH day of January, 2012.

Notary Public
Vivian B. Cothran

My Commission Expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012