Karen Johnson Davidson County
Batch# 1095082 DEEDQC
01/29/2024 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240129-0005637

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| 128 Windsor Drive Community Property Trust<br>128 Windsor Drive<br>Nashville, TN 37205 | Same | 1300101700 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL MCKENZIE and JENNIFER MCKENZIE, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey unto the 128 WINDSOR DRIVE COMMUNITY PROPERTY TRUST, all of their right, title, and interest in that certain real property in Davidson County, Tennessee more particularly described in Exhibit A attached hereto.

This is property known as 128 Windsor Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of January, 2024.

MICHAEL MCKENZIE

JENNIFER MCKENZIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL MCKENZIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 25 day of January 2024.

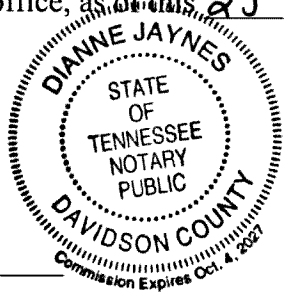



Diane Jaynes
Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JENNIFER MCKENZIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 25 day of January, 2024.



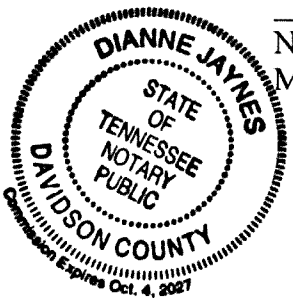

Diane Jaynes
Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2024.




Diane Jaynes
Notary Public
My Commission Expires:_____

# EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 128 on the Bransford Realty Company Belle Meade Golf Links of record in Book 421, pages 94 and 95 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 100 feet on the south side of Windsor Drive and extends back 82 feet on the west line and 122.5 feet on the east line to a deadline in the rear on which it measures 116.5 feet.

Being the same property conveyed by Donald Seitz and wife, Maureen Seitz by Warranty Deed to Michael McKenzie and Jennifer McKenzie, husband and wife, dated May 4, 2015 and recorded May 5, 2015 of record in Instrument No. 20150505-0041439, Register's Office for Davidson County Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 94 and 95, said Register's Office.

This instrument is executed on behalf of Maureen Seitz by Donald Seitz pursuant to a Power of Attorney executed by her on the 4th day of May, 2015 of record in Instrument No. 20150506-0041439, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference

This is improved property, known as 128 Windsor Drive, Nashville, TN 37205

**Tennessee Certification of Electronic Document**

I, Emerald Burns, 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 January 25, 2024 (date of document).

Emerald Burns
Affiant Signature

January 26, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

