THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tommy McKenzie and Kristy McKenzie
513 Spring Garden Ct.
Antioch, TN 37013

Send Tax Bill to:
Owner

Map-Parcel Numbers:
150 11 0 197.00

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 11 day of July, 2025.

Notary Public

My Commission Expires:
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DANA GWYNN RICE** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TOMMY MCKENZIE AND KRISTY MCKENZIE,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 513 Spring Garden Ct., Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 1300656 DEEDQC
07/22/2025 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057753

DR

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of July, 2025.

By: Dana Gwynn Rice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dana Gwynn Rice**, the Grantor, 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 and official seal this 11th day of July, 2025.

My commission expires: 9-726

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Towne Village of the Country, Section 4-A, as shown by plat of record in Book 6250, Pages 20, and as revised in Book 6546, Page 54, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe P. McKenzie, unmarried, by Warranty Deed from Randall E. Phillips and wife, Kimberly D. Phillips, dated August 24, 2007, of record in Instrument Number 20070827-0102680, said Register's Office.

The said Joe P. McKenzie died intestate on June 14, 2025. He was survived by Tommy McKenzie, Kristy McKenzie, and Dana Gwynn Rice as heirs at law as referenced in Affidavit of Heirship of record in Instrument Number 20250718-0056853.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/11/25.

Affiant Signature

7/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY