Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1301824 DEEDQC
07/24/2025 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250724-0058570

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Michael D. McKay and Susan McKay, Co-Trustees McKay Family Revocable Living Trust 1041 Tyne Blvd. Nashville, TN 37220	New Owner	14504004500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael D. McKay and Susan McKay, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael D. McKay and Susan O. McKay, Co-Trustees, McKay Family Revocable Living Trust Agreement dated July 23, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision, Part Lot 16 & Home Lot Overton Lea Home of record in Plat Book 3842, Page 245, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 292.00 feet on the Southerly margin of Tyne Boulevard and runs back 342.50 feet on the Westerly line and 343.35 feet on the Easterly line to a line on a proposed road in the rear, which measures 233.40 feet.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Resubdivision, Part Lot 16 & Home Lot Overton Lea Home of record in Plat Book 3842, Page 245, in the Register's Office for Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc., dated February 27, 1974, as follows:

Beginning at an iron pin in the Southerly margin of Tyne Boulevard, said pin being the Northeast corner of Lot No. 2 of said subdivision and the Northwest corner of Lot No. 3 of said subdivision; thence South 78 degrees 41 minutes East 27.0 feet to an iron pin; thence South 09 degrees 07 minutes West 340.39 feet to an iron pin; thence North 83 degrees 17 minutes West 40.0 feet to an iron pin; thence North 11 degrees 18 minutes East, 343.35 feet to the point of beginning and containing 0.26 acres, more or less.

Being the same property conveyed to **Michael D. McKay and Susan McKay, husband and wife,** by Warranty Deed dated July 1, 2015, from **Wilfred A. Lumbang, unmarried and Dean H. Oleole, unmarried as tenants in common with right of survivorship**, recorded in Instrument No. 20150702-0064056, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1041 Tyne Blvd., Nashville, TN 37220.**

Susan McKay and **Susan O. McKay** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of July 2025.

Michael D. McKay

Susan McKay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael D. McKay**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2025.

Notary Public

My Commission Expires:
6/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Susan McKay**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of July 2025.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, 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 July 23, 2025.

Affiant Signature

July 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of July 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028