Karen Johnson
Batch # 1306889
08/08/2025 10:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250808-0063087

This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mathew Hal McKenzie and Ramona Elaine Mckenzie, Co-Trustees The Matthew and Ramona McKenzie Revocable Living Trust 4442 Grays Point Road Joelton, TN 37080	SAME	02900003400

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mathew H. McKenzie and spouse, Ramona E. McKenzie**, (the "Grantor"), has bargained and quitclaimed, and by these presents does transfer and convey unto the said **Mathew Hal McKenzie and Ramona Elaine McKenzie, Co-Trustees of The Mathew and Ramona McKenzie Revocable Living Trust, dated the 13th day of June, 2025** (the "Grantee"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly 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 THE 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 THE 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 150.00 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 LINE 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.

BEING the same property conveyed to Mathew H. McKenzie and Ramona E. McKenzie by deed of record in Instrument No.: 20120126-007290, Register's Office for Davidson County, Tennessee.

Parcel ID: 02900003400
Address: 4442 Gray's Point Road, Joelton, TN 37080

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4442 Gray's Point Road, Joelton, TN 37080.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 4th day of August, 2025.

GRANTOR - Mathew H. McKenzie

GRANTOR – Ramona E. McKenzie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mathew H. McKenzie, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of August, 2025.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ramona E. McKenzie**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of August, 2025.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $____Zero (00.00).

Kamona E McKenzie
Affiant

Subscribed and sworn before me this 4th day of August, 2025.

NOTARY PUBLIC

My Commission Expires:_____



A:\McKenzie\QCD