Karen Johnson Davidson County
Batch # 1346916 DEEDWARR
11/17/2025 09:45:55 AM 3 pgs
Fees $17.00 Taxes $0.00
20251117-0091268

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 106 15 0 066.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
JOSH B. MCKENZIE	*	Josh B. McKenzie
KATIE K. MCKENZIE	*	Katie K. McKenzie
284 Plus Park Boulevard	*	3816 Jess Neal Road
Nashville, TN 37217	*	Spring Hill, TN 37174

The **GRANTOR, JOSH B. MCKENZIE,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JOSH B. MCKENZIE and wife, KATIE K. MCKENZIE,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Resubdivision of Plus Park, Section 15, of record in Plat Book 5210, page(s) 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSH B. MCKENZIE, an unmarried man, by Warranty Deed of record at Instrument No. 20060703-0079478 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of November, 2025, by the undersigned.

JOSH B. MCKENZIE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JOSH B. MCKENZIE**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES