Karen Johnson Davidson County
Batch# 1353125 DEEDQC
12/03/2025 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251203-0095816

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Mark A. Ray and Melanie R. Pope 6166 Pettus Road Antioch, TN 37013	Same	182 00 0 094.00

Quitclaim Deed by Trustee

Grantor: Mark A. Ray, Trustee of the Irrevocable Trust Agreement of Martha S. Ray, dated June 5, 2017.
Grantee: Mark A. Ray and Melanie R. Pope, as tenants in common

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A for a complete legal description.

Being the same property conveyed to Mark A. Ray, Trustee of the Irrevocable Trust Agreement of Martha S. Ray, dated June 5, 2017, by deed from Martha S. Ray (Widow), of record in Instrument Number 20171018-0106523, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6164 Pettus Road, Antioch, Tennessee 37013.

Melanie R. Russell and Melanie R. Pope are one and the same persons.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Mark A. Ray, Trustee
Grantor

State of Tennessee
County of Sumner

On December 2, 2025, before me personally appeared Mark A. Ray, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Irrevocable Trust Agreement of Martha S. Ray, dated June 5, 2017, for the purpose therein contained, by signing his name as Trustee.

Hope Marie Campbell
Notary Public
My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Mark A. Ray, Grantee

Sworn to and subscribed before me on December 2, 2025.

Hope Marie Campbell
Notary Public
My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 December 2, 2025.

Hope Marie Campbell
Signature

December 2, 2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 2, 2025

April R. Guidry
Notary's Signature
My Commission Expires: 8/30/2029

APRIL R. GUIDRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, described as Tract 5 in a survey made by Tomlin and Poteete, Surveyors, on April, 1973, as follows:
SAID tract lies wholly within the Fifth Civil District of Davidson, County, Tennessee, and is bound in general by Tom King and Jack King on the North, by Roy Hill on the East, by Turner and Scales on the South, by Clark, Scales, Pettus Road, and Tom King on the West.
BEGINNING at a iron pin at the East margin of Pettus Road said point being Tom King's Southwest corner; thence with King's fence line with the three followings calls S 66 deg. 30' E. 626 ft. to an iron pin thence N. 88 deg. E. 26 ft. to a iron pin thence N. 21 deg. 30' E. 241 ft. to a point in Jack King's South fence line thence with said fence S 72 deg. 10' E. 1186 feet to a post in Roy Hill's West fence thence with Hill's said fence line S. 1 deg. 40' W. 1111 ft. to a post in Turner's north fence line thence with said fence S. 88 deg. W 979 ft. to Clark's fence line; thence with Clark's East fence North 544 ft. to a post thence with Scales with the four following calls: N. 2 deg. W. 447 ft. to an Iron post thence, N. 58 deg. 30' W. 304 ft. to an iron post; thence N. 22 deg. 30' E. 78 ft. to an iron post thence N. 66 deg. 30' W. 652 ft. to an iron post in the East margin of Pettus Road thence with said margin N. 31 deg. 10' E. 50 ft. to the point of beginning, containing 32.2 acres, more or less.

Being the same property conveyed to Horace A. Ray and wife, Martha S. Ray by deed from Thomas H. Scales and wife, Sarah Naomi Scales, of record in Record Book 4705, Page 608, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6164 Pettus Road, Antioch, Tennessee 37013.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

LAND in the 31st Councilmanic District of Nashville, Davidson County, Tennessee Being a portion of the Horace A. Ray and Martha S. Ray land (Book 4705, page 608 R.O.D.C., TN) and being bounded on the north and east by said Ray remainder on the south by James and Sharon Johnson and on the west by Thomas Anthony Yates and Randy Lee Yates and being described according to a survey by Campbell McRae and Associates (John Hood TN. R.L.S. #1838) dated 11/10/1998 more particularly described as follows:

BEGINNING at the original most southwesterly corner of the Horace A. Ray and Martha S. Ray land (Book 4705, Page 608 R.O.D.C., TN) The parent tract to the herein described land and being a corner to Thomas Anthony Yates land (Book 7258, Page 75, R.O.D.C., TN); thence with said Thomas Anthony Yates and a fence north 05° 03' 56" east 496.15' feet to a iron rod (new); thence northerly 50' +/- to an iron rod (old) the original northeast corner of the Randy Lee Yates land (Book 10646, Page 752 R.O.D.C., TN); thence leaving said Randy Lee Yates and severing said Ray the following 6 calls:

South 89° 03' 42" east 100.00' feet to an iron rod (new)
South 00° 56' 18" west 190.00' feet to an iron rod (new)
South 89° 03' 42" east 346.96' feet to an iron rod (new)
South 05° 50' 57" east 196.90' feet to an iron rod (new)
South 10° 51' 41" west 189.94' feet to an iron rod (new)
North 85° 42' 53" west 477.63' feet to the point of beginning containing 4.56 acres.

Being the same property conveyed to Mark Ray and wife, Leigh Ray by deed from Horace A. Ray and wife, Martha S. Ray, of record in Book 11385, Page 284, Register's Office for Davidson County, Tennessee.