Karen Johnson Davidson County
Batch# 1475516 DEEDQC
09/21/2026 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087562

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

Prepared from information supplied by the parties

New Owner: Estate of Randall Bruce McKenzie
601 Lochridge Road
Charlotte NC 28209

Send tax notice to: SAME

Map and Parcel Number: 104-9-86.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

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 **Beverly Dean McKenzie** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto the **Estate of Randall Bruce McKenzie** ("Grantee"), all of her interest, that being a fifty percent (50%) tenant in common interest, in and to a certain tract of land described more fully as follows:

> LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 143, all of Lot No. 145 and the easterly 15 feet of Lot No. 147 in an unrecorded subdivision of Block 6 in Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for said County.
>
> SAID Lot No. 145 and parts of Lots Nos. 143 and 147 adjoin and front together 90 feet on the northerly side of Richland Avenue and run back between parallel lines 192.5 feet to an alley.

Description is taken from prior deed of record. This is improved real property known as 3628 Richland Avenue, Nashville, Tennessee 37205.

Being the same property conveyed by deed from Mary B. Fishburne, a widow, to Randall Bruce McKenzie and wife, Beverly Dean McKenzie, dated April 8, 1993, of record in Book 8917, Page 63, Register's Office, Davidson County, Tennessee. Randall Bruce McKenzie and

Beverly Dean McKenzie were divorced by Final Decree of Divorce and Order entered November 17, 2022, Fourth Circuit Court, Davidson County, Tennessee, under docket number 21D-1465. Pursuant to the terms of the Decree, Beverly Dean McKenzie was to quitclaim her interest in the above-mentioned real property to Randall Bruce McKenzie. Randall Bruce McKenzie subsequently died on April 3, 2026. His Estate was opened in the Seventh Circuit Court, Davidson Counrty, Tennessee, under docket number 26P-790, to which transfer of title is now made.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 4th day of September, 2026.

Beverly D. McKenzie
Beverly Dean McKenzie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within Beverly Dean McKenzie, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2026.

A. Carolyn Dupree
NOTARY PUBLIC

My Commission Expires: March 27, 2027

STATE OF North Carolina

COUNTY OF Mecklenberg

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

Beverly D. McKenzie
AFFIANT

Sworn to and subscribed to before me on the 4th day of September, 2026.

A. Carolyn Dupree
NOTARY PUBLIC

My Commission Expires: March 27, 2027.

A CAROLYN DUPREE
NOTARY PUBLIC
Cabarrus County
North Carolina
My Commission Expires March 27, 2027

CERTIFICATE OF AUTHENTICITY

I, **Alexander S. Fasching,** do hereby make oath that I am a licensed attorney and 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 on September 4, 2026, and authenticated according to law on September 4, 2026.

Affiant Signature

Dated: 9/21/26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 21st day of September, 2026

Notary's Signature

My Commission Expires: 11-5-29

Notary's Seal:

