THIS INSTRUMENT PREPARED BY:
Jennifer Ross
National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784

New Owner(s) Address and mail tax statements to:
Sherry Ogg Dorris
716 Evergreen Trail
Madison, TN 37115

Bill Garrett Davidson County
Batch# 53967 DEEDWARR
02/01/2018 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180201-0010548

Property Tax ID#: 052 16 0 101.000
Order #: AT-69450

WARRANTY DEED

This instrument made and entered into on this the 26 day of January, 2018, by and between SHERRY OGG DORRIS a/k/a SHERRY MELINDA OGG DORRIS, unmarried, as Grantor, and SHERRY OGG DORRIS, unmarried, whose address is 716 Evergreen Trail, Madison, TN 37115, as Grantees.

Witnesseth:

That for and in consideration of the sum of $0.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 052 16 0 101.00

Commonly Known As: 716 Evergreen Trail, Madison, TN 37115

Prior Deed recorded 11/21/2005, as Document Number 20051121-0140199, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Sherry Ogg Dorris a/k/a Sherry Melinda Ogg Dorris

SHERRY OGG DORRIS a/k/a
SHERRY MELINDA OGG DORRIS

STATE OF ~~TENNESSEE~~ Pennsylvania }

COUNTY OF Chester }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, SHERRY OGG DORRIS a/k/a SHERRY MELINDA OGG DORRIS, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 26 day of January, 2018

Crystal Ann Triplett
Notary Public
My Commission Expires April 27, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CRYSTAL ANN TRIPLETT
Notary Public
CHESTER CITY, DELAWARE CNTY
My Commission Expires Apr 27, 2018

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sherry Ogg Dorris aka Sherry Melinda Ogg Dorris

SHERRY OGG DORRIS a/k/a
SHERRY MELINDA OGG DORRIS

Subscribed and sworn to before me this the 26th day of January, 2018.

Crystal Ann Triplett
Notary Public
My Commission Expires: April 27, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CRYSTAL ANN TRIPLETT
Notary Public
CHESTER CITY, DELAWARE CNTY
My Commission Expires Apr 27, 2018

Name and Address of Property Owner:
Sherry Ogg Dorris aka
Sherry Melinda Ogg Dorris
716 Evergreen Trail
Madison TN. 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Sherry Ogg Dorris aka sherry
Melinda Ogg Dorris
716 Evergreen Trail, Madison TN 37115

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following described parcel of land, and improvements and appurtenances thereto the County of Davidson, State of Tennessee wit:

Being Lot No. 82 on the Plan of Marlin Meadows, section No. 4, of record in Book 2133, page 66, Register's Office for said County and described as follows:

BEGINNING at a point in the easterly margin of Marlin Pass at the corner of Lots 82 and 83; thence with the line between said lots easterly 204 feet to a corner of Lot 81; thence with the line between Lots 81 and 82, southerly 209.6 feet to the north margin of Evergreen Trail; thence with the margin of the same westerly 168.66 feet to the beginning of a curve; thence around; said curve northwesterly 39.27 feet to the east margin of Marlin Pass; thence with the margin of the same northerly 190 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 716 Evergreen Trail, Madison, TN 37115
Tax ID#: 052 16 0 101.00

BEING the fee simple property which, by Quitclaim Deed dated July 25, 2005, and recorded November 21, 2005, in the Register of Deeds of the County of Davidson, Tennessee, as Document No. 20051121-0140199, was granted and conveyed by Pauline W. Ogg unto Sherry Melinda Ogg Dorris.

True Copy Certification

I, Amy Sussman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy Sussman
Signature
Amy Sussman

State of Maryland

County of Carroll

Personally appeared before me, Sarah Forbes [Name of Notary], a notary public for this county and state, *Amy Sussman [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SARAH FORBES
Notary Public-Maryland
Baltimore County
My Commission Expires
January 29, 2019

Notary's Signature
Sarah Forbes

My Commission Expires: 01/29/2019
Notary' Seal (if on paper)