Karen Johnson Davidson County
Batch# 371400 DEEDQC
03/12/2020 12:20:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200312-0027813

Prepared By:
Ms. Brenda Brown
1239 Old Highway 109 N
Gallatin, Tennessee 37066

After Recording Return To:
Mr. Michael E. Dorris
1411 Bain Dr
Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Michael E. Dorris, **Affiant**
Subscribed and sworn before me this the
12 **Day of** March, 2020.
P. Wheeler, **Deputy Register**

TAX PARCEL ID #: 11D-63313

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Norman E. Dorris and wife, Blanche E. Dorris, (deceased 12.18.2008) *("Grantor")* **whose address is** 1411 Bain Dr, Madison, Tennessee 37115, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Michael E. Dorris *("Grantee")*, **whose address is** 1411 Bain Dr, Madison, Tennessee 37115, all right, title, interest and claim to the following real estate property located at 1411 Bain Dr in the City/Township of Madison, located in the County of Davidson and State of Tennessee and ZIP code of 37115, to-wit:

Property having Lot No. 59, with the Section No. 1411, and having the following description: .

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 02/21/2020, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof. MD

Norman E. Dorris
(Grantor's Signature)

Mr. Norman E. Dorris
(Grantor's Printed Name)

Michael E. Dorris
(Grantee's Signature)

Mr. Michael E. Dorris
(Grantee's Printed Name)

Signed in our presence:

Michael E. Dorris
(Witness #1 Signature)

Michael E. Dorris
(FIRST WITNESS NAME TYPED)

Brenda Brown
(Witness #2 Signature)

Brenda Brown
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Michael E. Dorris
1411 Bain Dr
Madison, Tennessee 37115

Grantor's Address:

Mr. Norman E. Dorris
1411 Bain Dr
Madison, Tennessee 37115

Mail Subsequent Tax Bills To:

Michael E. Dorris
1411 Bain Dr
Madison, Tennessee 37115

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 02/29/2020 by Mr. Norman E. Dorris and wife, Blanche E. Dorris, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Emily Matheney
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 110-63313
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 THIRD AVENUE NORTH, NASHVILLE, TENNESSEE

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by NORMAN E. DORRIS AND WIFE, BLANCHE E. DORRIS, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARCH BUILDERS INC., , hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

BEING LOT NO. 59 ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 59 FRONTS 62 FEET ON THE NORTHWESTERLY SIDE OF BAIN DRIVE, AND EXTENDS BACK 145.1 FEET ON THE NORTHWESTERLY LINE AND 132 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 63.4 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO MARCH BUILDERS INC., A TENNESSEE CORPORATION, BY DEED FROM OAK HILL LAND COMPANY, AS OF RECORD IN BOOK 3571, PAGE 191, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS IN BOOK 3405, PAGE 286, AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS			
1411	BAIN DRIVE	MADISON	TENNESSEE	
No.	Street	City	Zone	State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 4 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any