WARRANTY DEED

Karen Johnson Davidson County
Batch# 537238 DEEDWARR
12/17/2020 02:28:41 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20201217-0149650

A-BR-20-2700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claire Properties, GP	**New Owner**	
(NAME) **1103 Holly Street**	(NAME)	**117-04-0-167.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK DORRIS AND WIFE, SARA GRACE DORRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAIRE PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 and the Northerly half of Lot No. 41 on the Map of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning at the Southwest corner of Rosewood Avenue and an alley; being the Northeast corner of said Lot No. 42; thence with the Southerly margin of Rosewood Avenue, Westerly 160.2 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 15.5 feet to the Easterly margin of Oakland Avenue; thence with the Easterly margin of said Avenue, Southerly 65.2 feet to the center of the front of said Lot 41; thence Easterly through the center of said lot, 170 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northerly 75 feet to the point of beginning.

Being the same property conveyed to Mark Dorris and wife, Sara Grace Dorris by Warranty deed from Fred O. Ellis, Jr. and Margaret Ellis, married of record in Instrument No. 20151009-0103112 Register's Office for Davidson County, Tennessee, dated October 7, 2015 and recorded on October 9, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 101 and as amended by agreement recorded in Book 716, Page 2, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Oakland Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 gender shall be applicable to all genders.

Witness my/our hand(s) this the 15 DAY OF DECEMBER, 2020.

Mark Dorris

Sara Grace Dorris by Mark Dorris as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARA GRACE DORRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SARA GRACE DORRIS.

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212