THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 201131439

Karen Johnson Davidson County
Batch# 546426 DEEDQC
01/05/2021 11:15:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210105-0001488

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public

My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Ward Dorr and Ryan Francis Dorr 1412 Eastland Avenue Nashville, TN 37206	New Owner	083 05 0 388.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elizabeth J. Ward, n/k/a Elizabeth Ward Dorr and Ryan F. Dorr, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elizabeth Ward Dorr and Ryan Francis Dorr, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 75.0 feet on the Easterly 175.0 feet on the North 170.0 feet of Lot No. 8 on the Map of C.F. Ordway's Home Place of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 8 fronts 75.0 feet on the Southerly side of Eastland Avenue and runs back between parallel line 170.0 feet to an alley in the rear.

Being the same property conveyed to Elizabeth J. Ward, an unmarried woman and Ryan F. Dorr, an unmarried man, as Joint Tenants with the rights of survivorship by Warranty Deed from James Lennon and Tori Shockey Lennon, husband and wife of record in Instrument No. 20150805-0077620, in the Register's Office of Davidson County, Tennessee, dated July 30, 2015 and recorded on August 5, 2015. Elizabeth J. Ward is n/k/a Elizabeth Ward Dorr. Ryan F. Dorr is a/k/a Ryan Francis Dorr

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January 2021.

Elizabeth J. Ward, n/k/a Elizabeth Ward Dorr

Ryan F. Dorr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elizabeth J. Ward, n/k/a Elizabeth Ward Dorr and Ryan F. Dorr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January 2021.

Notary Public
My Commission Expires

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023