Karen Johnson Davidson County
Batch# 561546 DEEDQC
01/26/2021 01:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210126-0011546

QUITCLAIM DEED

AJ-QCD-21-5459

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-13-2023
(AFFIX SEAL)

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-13-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avery Noelle Hartman Toy and Joseph Jordan Toy	**New Owners**	**02300008400**
(NAME)	(NAME)	
5459 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARY JO DORRIS

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

AVERY NOELLE HARTMAN TOY AND JOSEPH JORDAN TOY, WIFE AND HUSBAND

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A LOT IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A STAKE IN THE SOUTHEASTERLY MARGIN OF LICKTON PIKE, A CORNER TO THE FARLEY PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE SOUTHEASTERLY MARGIN OF SAID PIKE NORTH 38 DEG. EAST 226 FEET TO A STAKE, A CORNER TO JOSEPH R. BOWERS; THENCE LEAVING THE PIKE AND WITH THE LINE OF SAID BOWERS SOUTH 61 DEG. 25' EAST 205.7 FEET TO A UTILITY POLE, A CORNER IN THE BOWERS LINE; THENCE WITH THE LINE OF SAID BOWERS SOUTH 25 DEG. 35' EAST 240 FEET TO A STAKE, SAID STAKE BEING 3 FEET SOUTH 25 DEG. 35' EAST OF A MARKED 20" SUGAR TREE, A CORNER TO BOWERS IN THE LINE OF THE FARLEY PROPERTY; THENCE WITH SAID FARLEY'S LINE NORTH 85 DEG. 25' WEST 294 FEET TO A STAKE IN AN ABANDONED ROAD BED, A CORNER IN SAID FARLEY'S LINE; THENCE WITH SAID LINE OF FARLEY NORTH 51 DEG. WEST 170.5 FEET TO THE BEGINNING, CONTAINING 1.7 ACRES, (ACCORDING TO SURVEY MADE BY JOHN R. ALLEY, SURVEYOR, DATED MARCH 11, 1961) AND BEING THE MOST WESTERLY PART OF THE 50.0 ACRE TRACT CONVEYED BY ERNEST TOMLINSON AND WIFE, TO JOSEPH R. BOWERS AND WIFE, MARY M. BOWERS, OF RECORD IN BOOK 1545, PAGE 251, R.O.D.C., TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARY JO DORRIS AND JOHN MARTIN DORRIS AS MAN AND WIFE AND CREATING A TENANCY BY THE ENTIRETIES BY WARRANTY DEED, OF RECORD IN BOOK 3255, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JOHN MARTIN DORRIS HAVING SINCE DIED ON 11/17/2020, HIS INTEREST VESTING AT HIS DEATH IN MARY JO DORRIS AS THE SURVIVING TENANT BY THE ENTIRETY.

THE SAID MARY JO DORRIS BEING ALSO KNOWN AS MARY JO BOWERS, MARY BOWERS DORRIS, MARY J BOWERS, MARY B DORRIS, AND MARY J DORRIS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: **5459 Lickton Pike, Goodlettsville, TN, 37072.**

Witness my hand this the 26 day of January, 2021.

Mary Jo Dorris
MARY JO DORRIS

STATE OF)
COUNTY OF)

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

Witness my hand and official seal, this the 26 day of January, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY