WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-ZD-21-530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Zach Dorris	**New Owner**	
(NAME) **509 Dillard Court**	(NAME)	**133-05-0-005.00**
(ADDRESS) **Nashville, TN 37220**	(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, **KIM CLIETT-LONG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACH DORRIS,** 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. 365 on the Plan of Map of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46. in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 365 fronts 50 feet on the Northerly side of Veritas Street and runs back between parallel lines, 150 feet to a 15-foot alley.

Being the same property conveyed to Augusta Mayes, Jr. by Warranty deed from Alfred E. Hosse of record in Book 4880, page 976, Register's Office for Davidson County, Tennessee, dated January 10, 1975 and recorded on January 13, 1975.

Augusta Mayes, Jr. died intestate on October 14, 2019, his heirs at law being his spouse, Ruby Dean Mayes and his children, Kim Cliett-Long and Cheryl Ann Mayes, each receiving a 1/3 undivided interest in the property upon his death. See also, Affidavit of Heirship recorded on November 23, 2020 in Instrument No. 20201123-0137151, recorded in the Register's Office for Davidson County, Tennessee.

Cheryl Ann Mayes died intestate on August 25, 2020, her heir at law being her daughter, Priscilla Mayes. See also, Affidavit of Heirship recorded on November 23, 2020 in Instrument No. 20201123-0137152, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Cliette-Long by Quitclaim deed from Ruby Dean Mayes, a 1/3 undivided interest of record in Instrument No. 20201123-0137153 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 23, 2020, as corrected by Affidavit of Scrivener's Error recorded on December 11, 2020 in Instrument No. 20201211-0145116,

Being the same property conveyed to Kim Cliett-Long by Quitclaim deed from Priscilla Mayes, a 1/3 undivided interest of record in Instrument No. 20201123-0137154 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 23, 2020.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **530 Veritas Street, Nashville, Tennessee 37211**.

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 11th DAY OF JUNE, 2021.

Karen Johnson Davidson County
Batch# 656037 **DEEDWARR**
06/14/2021 02:07:11 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20210614-0079923

Kim Cliett-Long

STATE OF SC
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM CLIETT-LONG, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: 1-24-2024
(SEAL)

JACQUELYN G WHAM
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES 01 24, 2024

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