Karen Johnson Davidson County
Batch# 920693 DEEDWARR
09/23/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220923-0105722

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Jessica Dehart
Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Lawther	**United Wholesale Mortgage, LLC**	**007-00-0-026.00**
8288 Old Springfield Pike	**PO Box 202028**	
Goodlettsville, TN 37072	**Florence, SC 29502-20278**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billy Wayne Dorris and wife, Linda Gale Dorris**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Lawther** A Married Man, as Sole Owner HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 8288 Old Springfield Pike, Goodlettsville, TN 37072, County of Davidson

Being Lot No. 12 on the Plan of the Subdivision of W. H. Tinnin 11.99 acre tract, not of record, described according to a survey made by J.R. Scott, Surveyor, October 11, 1948, as follows:

Beginning on the easterly margin of Old Dickerson Pike at the southwest corner of the property conveyed to John T. Greer and wife, of record in Book 2157, Page 142, Register's Office for said County, said point being the corner of Lots Nos. 12 and 14 on said plan; thence with the line between said two lots easterly 290 feet; thence southerly 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots westerly 300 feet to the easterly margin of Old Disckerson Pike; thence with the same northerly 100 feet to the beginning.

Being the same property conveyed to Billy Wayne Dorris and wife, Linda Gale Dorris, by Deed from Herman John Hensen and wife, Lawrence Jean Hansen, dated 07/15/1968 and recorded 07/17/1968 in Book 4251, Page 640,Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 007-00-0-026.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 8288 Old Springfield Pike, Goodlettsville, TN 37072.

LTE File No.: 22-1744TN

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of September, 2022.

Billy Wayne Dorris

Billy Wayne Dorris

Linda Gail Dorris

Linda Gale Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2022, before me personally appeared **Billy Wayne Dorris and Linda Gale Dorris**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of September, 2022.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 22-1744TN

Tennessee Certification of Electronic Document

I, Carla Waters, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/20/22 (date of document).

Carla Waters
Affiant Signature

9/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of September, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

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