Karen Johnson Davidson County
Batch# 995972 DEEDQC
04/25/2023 03 20 54 PM 4 pgs
Fees $22 00 Taxes $0 00
20230425-0030439

Prepared By:
Ms. Lisa Inman
3535 Bell Rd
Nashville, Tennessee 3721..

After Recording Return To:
Ms MS.SHERRON FRIERSON, MS.TREVIS LENOX,
MS.TERESA FITZPATRICK
5001 SUNSET WAY
HERMITAGE, Tennessee 37076

Map & parcel
060110A 00300

TAX PARCEL ID #: SAID LOT NO. 3 FRONTS 26 54 FEET ON THE SOUTHEASTERLY SIDE OF TIMBERLINE COURT AND RUNS BACK A TOTAL OF 108.94 FEET ON THE NORTHEASTERLY LOT LINE AND 164 63 FEET ON THE NORTHEASTERLY LOT LINE AND 114 79 FEET ON THE SOUTHERLY LOT LINE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
25 Day of April, 2023
_____, Deputy Register

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms MS. RITA FAYE DORSEY, *("Grantor")* **whose address is** 104 Timberline Ct, Nashville, Tennessee 37207, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Ms MS SHERRON FRIERSON, MS TREVIS LENOX, MS.TERESA FITZPATRICK *("Grantee")*, **whose address is** 5001 SUNSET WAY, HERMITAGE, Tennessee 37076, all right, title, interest and claim to the following real estate property located at 5001 SUNSET WAY in the City/Township of HERMITAGE, located in the County of DAVIDSON and State of Tennessee and ZIP code of 37076, to-wit

Property having Lot No. BEING THE SAME PROPERTY CONVEYED TO RITA P MARTINDALE, UNMARRIED BY DEED FROM CRAFTECH HOMES, A TENNESSEE GENERAL PARTNERSHIP AS OF RECORD IN BOOK 7607, PAGE 410, SAID REGISTER'S OFFICE WHICH HAS THE ADDRESS OF 104 TIMBERLINE COURT, NASHVILLE, TENNESSEE 37207 , with the Section No LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF PINE RIDGE SECTION ONE,, and having the following description LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 3 ON THE PLAN OF PINE RIDGE SECTION ONE, OF RECORD IN BOOK 6900, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/14/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred~~ unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; ~~so that neither~~ Grantor nor ~~Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof~~

Rita Faye Dorsey
(Grantor's Signature)

Ms MS. RITA FAYE DORSEY
(Grantor's Printed Name)

(Grantee's Signature)

Ms. MS SHERRON FRIERSON, MS TREVIS LENOX, MS TERESA FITZPATRICK
(Grantee's Printed Name)

Signed in our presence

(Witness #1 Signature)

DB FULLER
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

LEONORA MOORE
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Ms. MS SHERRON FRIERSON, MS.TREVIS LENOX,
MS.TERESA FITZPATRICK
5001 SUNSET WAY
HERMITAGE, Tennessee 37076

Mail Subsequent Tax Bills To:

MS. TERESA FITZPATRICK
5001 SUNSET WAY
HERMITAGE, Tennessee 37076

Grantor's Address:

Ms MS RITA FAYE DORSEY

104 Timberline Ct
Nashville, Tennessee 37207

Land in Davidson County, being Lot NO 3, on the plan of pine ridge section one, and having the following description. Land in Davidson County, Tennessee being lot No. 3 on the plan of Pine ridge section one, of record in book 6900, page 191, register's office for Davidson County, Tennessee.

The Property is not homestead of the Grantor.

EXECUTED this 14th day of April, 2023

YOUTH M. THOMPSON
TENNESSEE NOTARY PUBLIC
My Comm Exp 03/03/2025
COUNTY OF DAVIDSON

GRANTOR SIGNATURE

GRANTEE SIGNATURE

GRANTEE SIGNATURE

GRANTEE SIGNATURE

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on April 14 2023 by Ms MS. RITA FAYE DORSEY, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal

Signed, sealed and delivered in the presence of:

Youth M. Thompson
(Signature of Notary)

Youth M. THOMPSON
(Printed Notary Name) DAVIDSON, Tennessee

My Commission expires March 3, 2025

