Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James D. Kay, Jr. 222 Second Ave. North Suite 340M Nashville, TN 37201	Map/Parcel No. 105-04-0-320.00	James D. Kay, Jr. 222 Second Ave. North Suite 340M Nashville, TN 37201
This instrument prepared by: John P. Rodgers, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRENTON DEAN WATROUS, as the Personal Representative of the Estate of Charles William Dorris, deceased (the "Grantor"), by these presents hereby quitclaims to JAMES D. KAY, JR, an individual (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at 0 Creek Street, Nashville, Tennessee.

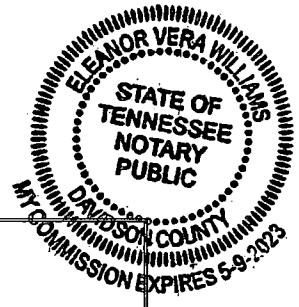
The Property is conveyed subject to the real estate taxes for the year 2022 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 1009149 DEEDQC
05/30/2023 03:13:47 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20230530-0040688



STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

James M Kay

Affiant

Subscribed and sworn to before me this 29 day of December, 2022.

Eleanor Williams

Notary Public
My Commission Expires: 05.09.2023

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13 day of December, 2022.

GRANTOR:

TRENTON DEAN WATROUS, as the Personal Representative of the Estate of Charles William Dorris, deceased

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that TRENTON DEAN WATROUS, as the Personal Representative of the Estate of Charles William Dorris, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily as aforesaid as of the day the same bears date.

Subscribed and sworn to before me this 13th day of December, 2022.

Notary Public

[SEAL]

My Commission Expires: 9.22.26

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being part of Lot No. 25 on the Plan of Old Fairground property, as of record in Book No. 21, page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Creek Street, formerly Breen Avenue, at Davis' southwest corner; thence with the easterly margin of said Street southerly 35 feet, more or less, to Rost's northwest corner; thence with his northerly line easterly 85 feet, more or less, to the westerly margin of an alley; thence with said alley northerly line 35 feet, more less, to Davis' southeast corner; thence with his southerly line westerly 85 feet, more or less, to the beginning.

Being the same property conveyed to H. A. Group 1990 by Final Decree Confirming Sale of record in Book 8042, page 976, Register's Office for Davidson County, Tennessee.

RECEIVED

JAN 26 1990

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office.
This 4 day of February 1990
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy Clerk

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Plaintiff,

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1987 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

DUNN, N.C., JR.,

Control Number 0393-9000

Field Book Number 14W 24645

Defendant(s).

File Tax Civil Action Number 89-540-II

ORDER FILED & ENTERED

FEB - 1 1990

MINUTE BOOK 33 PAGE 190

BOOK 8042 PAGE 976

1643 02/08 0101 03CHECK 15.61

FINAL DECREE CONFIRMING SALE

This cause came on to be heard upon motion of plaintiff to confirm the Report of the Clerk and Master and to confirm the Report of Sale. It appearing to the Court that these Reports have been on file more than five (5) days and are without exception.

It is therefore ORDERED by the Court that the Motion be, and the same hereby, is granted. All the right, title and interest of the defendant(s) N.C. Dunn, Jr., and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in and to said parcel of land be divested out of them and each of them and be vested in the purchaser(s), H. A. Group 1990, subject to the equity of redemption.

In the names of the parties, the Clerk and Master will make, acknowledge for registration and deliver to said purchaser(s) a deed conveying all the right, title and interest of all the parties to this suit to the purchaser(s) in and to said tract of land or will give the purchaser(s) if

The costs of the said deed or certified decree will be paid by said purchaser(s) and on application a writ of possession will issue to put the purchaser(s) in possession of said parcel of land at purchaser's(s') cost.

Out of the proceeds of said sale, the Clerk and Master will make disbursements in the following order:

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's fees, and costs due and payable to the Metropolitan Government on the date of the sale.

The Clerk and Master will retain, subject to rightful claims, whatever balance may remain after the above payments. The purchaser shall be liable for the taxes assessed against the property beginning with the year 1990 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows and is incorporated herein.

CHANCELLOR

APPROVED FOR ENTRY:

ELIZABETH KALOGEROS WEBB
Supreme Court No. 11554
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 259-6141

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1,125.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF Feb. 19 90.
Deputy Register

xc: H. A. Group 1990
c/o Kirk Waite, Attorney at Law
P.O. Box 1966, Kroger Center
Brentwood, TN 37027

N.C. Dunn, Jr.
Franklin Road
Brentwood, TN 37027

BOOK 8042 PAGE 978

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 0393-9000

Field Book No. 14W 24645

N. C. Dunn, Jr.

FILED
1990 JAN 12 PM 4:03
CLERK & MASTER
CHANCERY CT.
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 6, 19 89, on page 749 of Tax Minute Book 30 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

CREEK ST
.05 ACRES
FIELD BOOK NUMBER 14W 24645
MAP AND PARCEL NUMBER
105-04-0 320.00
DEED BOOK 3572, PAGE 485

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 88, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $ 56.43, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the south door of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, Jan.11,1990, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to H. A. Group 1990 for $1,725.00. The purchaser complied by paying $1,725.00.

33 REFERENCE 21 PM '90

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER