Karen Johnson Davidson County
Batch# 1014916 DEEDWARR
06/14/2023 09:36:30 AM 6 pgs
Fees: $33.00 Taxes: $1,849.63
20230614-0045282

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Young and Cheryl Young	Thomas Young	064-08-0A-048-00
(NAME)	(NAME)	
2104 Remington Park Road	2104 Remington Park Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I **Philip Wayne Dorris, Executor and Heir at Law of The Estate of Gloria Phipps Dorris and Jason Dorris, Aaron Dorris and Stephanie Gatica, Heirs at Law** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Young and Cheryl Young, husband and wife** hereinafter called the GRANTEES their assigns, a 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. 87 on the Plan of Section Two, Merritt Downs of record in Instrument No: 20030904-0128443, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Will R. Dorris and Gloria P. Dorris, husband and wife** by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 03/17/2004, of record in Instrument 20040323-0032851, Register's Office for Davidson County, Tennessee.

The said Will R. Dorris died on 03/19/2010, leaving the said Will R. Dorris the sole surviving tenant by the entirety.

The said Gloria P. Dorris died testate on 03/02/2023, devising subject property to Philip Wayne Dorris Sole Executor of the Estate of Gloria P. Dorris, as evidenced in File No. 23P913, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2104 Remington Park Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 GRANTEES, their 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.

Effective the 12th day of June, 2023.

The Estate of Gloria Phipps Dorris

Aaron Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Aaron Dorris, Heir at Law** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Aaron Dorris to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Aaron Dorris as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Aaron Dorris as such Heir at Law.

Witness my hand and Official seal this 6th day of June, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMBATOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

Effective the _____ day of June, 2023.

The Estate of Gloria Phipps Dorris

Stephanie Gatica, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Stephanie Gatica, Heir at Law** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Stephanie Gatica, to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Stephanie Gatica as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Stephanie Gatica as such Heir at Law.

Witness my hand and Official seal this _____ day of June, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Effective the 12th day of June, 2023.

The Estate of Gloria Phipps Dorris

Philip Wayne Dorris

Philip Wayne Dorris, Executor

Philip Wayne Dorris

Philip Wayne Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Philip Wayne Dorris, Executor and Heir at Law of The Estate of Gloria Phipps Dorris** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Philip Wayne Dorris to be the Executor and Heir at Law of The Estate of Gloria Phipps Dorris** the within named bargainer, an estate, and that, Philip Wayne Dorris as such Executor and Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Philip Wayne Dorris as such Executor and Heir at Law.

Witness my hand and Official seal this 12th day of June, 2023.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Effective the _____ day of June, 2023.

The Estate of Gloria Phipps Dorris

_____

Jason Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason Dorris, Heir at Law with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Jason Dorris to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Jason Dorris as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Jason Dorris as such Heir at Law.

Witness my hand and Official seal this _____ day of June, 2023.

_____

Notary Public:
My Commission Expires: _____

Effective the 12th day of June, 2023.

The Estate of Gloria Phipps Dorris

Phillip Wayne Dorris, Executor

Phillip Wayne Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Phillip Wayne Dorris, Executor and Heir at Law of The Estate of Gloria Phipps Dorris** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Phillip Wayne Dorris to be the Executor and Heir at Law of The Estate of Gloria Phipps Dorris** the within named bargainer, an estate, and that, Phillip Wayne Dorris as such Executor and Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Phillip Wayne Dorris as such Executor and Heir at Law.

Witness my hand and Official seal this 12th day of June, 2023.

Notary Public:
My Commission Expires: _____

Effective the 12 day of June, 2023.

The Estate of Gloria Phipps Dorris

Jason Dorris

Jason Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason Dorris, Heir at Law with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Jason Dorris to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Jason Dorris as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Jason Dorris as such Heir at Law.

Witness my hand and Official seal this 6 day of June, 2023.

Liz Davis

Notary Public:
My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Effective the _____ day of June, 2023.

The Estate of Gloria Phipps Dorris

_____
Aaron Dorris, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Aaron Dorris, Heir at Law** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Aaron Dorris to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Aaron Dorris as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Aaron Dorris as such Heir at Law.

Witness my hand and Official seal this _____ day of June, 2023.

_____
Notary Public:
My Commission Expires: _____

Effective the 12th day of June, 2023.

The Estate of Gloria Phipps Dorris

Stephanie Gatica
Stephanie Gatica, Heir at Law

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Stephanie Gatica, Heir at Law** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged **Stephanie Gatica, to be an Heir at Law of The Estate of Gloria Phipps Dorris,** the within named bargainer, an estate, and that, Stephanie Gatica as such Heir at Law, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Stephanie Gatica as such Heir at Law.

Witness my hand and Official seal this 6th day of June, 2023.

Liz Davis
Notary Public:
My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 12, 2023.

Tracey Trumphour
Affiant
Date: 6-12-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

