WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067051 DEEDWARR
11/01/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231101-0085433

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abigail Sanderson and John Martin Sanderson	New Owners	007-00-0-043.00
(NAME)	(NAME)	
1546 Springfield Hwy		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231908

For and 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/we, **Cody R. Dorris, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Abigail Sanderson and John Martin Sanderson, wife and husband**, 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:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 6 in the W.H. Tinnin Subdivision, described according to survey made October 11, 1948, by J.R. Scott, Surveyor.

EXCLUSION:

INCLUDED in the above described tract, but specifically EXCLUDED from this conveyance is 900 square feet, more or less, conveyed to the State of Tennessee for road purposes of record in Book 6121, page 676, said Register's Office.

BEING the same property conveyed to Tony Lee Dorris, unmarried, by Warranty Deed from Billy Wayne Dorris and wife, Linda Gail Dorris, dated December 30, 2019 and filed of record in Instrument No. 20191226-0133282, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 100 feet on the west side of Tennessee Highway U.S. 41 and runs between parallel lines 250 feet to a dead line in the rear upon which measures 100 feet.

The said Tony Lee Dorris having died intestate, a citizen and resident of Robertson County, Tennessee, on or about 10/02/2020. Pursuant to Affidavit of Heirship of record in Record Book _202311010085432__, said Register's Office, the said Tony Lee Dorris is survived by his children, Alaina Dorris, Cody Dorris, Brady Dorris and Logan Dorris, his sole heirs at law.

AND BEING the same property conveyed to Alaina D. Dorris, Cody R. Dorris, Brady R. Dorris and Logan P. Dorris by Quitclaim Deed from Cody R. Dorris, Personal Representative of the Estate of Tony Lee Dorris, dated February 4, 2021 and filed of record in Instrument No. 20210311-0032239, said Register's Office.

Alaina D. Dorris, Brady R. Dorris and Logan P. Dorris conveyed said property to Cody R. Dorris by Quitclaim Deed dated October 6, 2022 and filed of record in Instrument No. 20221017-0113217, said Register's Office.

This is not, and has never been, the marital residence of the grantor.

Unimproved ☐

This is improved ☒ property, known as 1546 Springfield Hwy, Goodlettsville, TN 37072
(House No.) (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 heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of October, 2023

Cody R. Dorris

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cody R. Dorris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of October, 2023.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/30/23.

Affiant Signature – Joshua A. Terry

10/31/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/31/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27