NEW OWNER:

Martha J. Dornan, Trustee
405 Arlington Road
Lebanon, Tennessee 37087

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel: 074 16 0 177.00

Space for Recorder's stamp

Karen Johnson
Batch # 1084565
12/21/2023 09:18:02 AM
Fees: $37.00 Taxes: $0.00

Davidson County
DEEDQC
7 pgs

20231221-0098399

FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED
NO SEARCH PERFORMED
NO TAX ADVICE GIVEN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **DORNAN INVESTMENTS, LLC, a Tennessee limited liability company** has this day bargained and sold and by these presents does hereby quitclaim and convey unto **MARTHA J. DORNAN, TRUSTEE OF THE MARTHA J. DORNAN REVOCABLE LIVING FAMILY TRUST**, her heirs, successor and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 961 on the Plan of Hermitage Hills, Section 11, as of record in Book 3600, Page 30, Register's Office for said County, redesignated as Lot 961-A by instrument of record in Book 3676, Page 381, said Register's Office.
>
> Said Lot fronts 77.0 feet on the westerly side of Plantation Drive and extends back 153.6 feet on the northerly line and 169.6 feet on the southerly line to a dead line, on which it measures 97.7 feet.

Being the same property conveyed to Dornan Investments, LLC by Quitclaim Deed from Martha Jean Dornan, formerly known as Martha Jean Floyd, dated July 14, 2015, of record in Instrument No. 20150914-0092936, in the Register's Office for Davidson County, Tennessee.

THIS property is located at 3704 Plantation Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

AND, we, **MARTHA J. DORNAN, individually**, **MARTHA JEAN DORNAN, EXECUTRIX OF THE ESTATE OF CHARLES ROGER DORNAN (Wilson County, Tennessee Probate Court Docket No. 2022PR67)**, **DEBORAH DORNAN, individually**, **RUSS DORNAN, individually**, and **DEBORAH DORNAN, TRUSTEE OF THE CHARLES DORNAN FAMILY TRUST dated November 27, 2021**, for the above consideration, do each hereby join in this conveyance and by these present do quitclaim, transfer and convey unto **MARTHA J. DORNAN, TRUSTEE OF THE MARTHA J. DORNAN REVOCABLE LIVING FAMILY TRUST**, her heirs, successor and assigns forever all right, title, interest and claim which each may have in and to the above described tracts or parcels of land.

IN WITNESS WHEREOF, the undersigneds have executed or caused this instrument to be executed by its/their duly authorized representative, this the 1st day of November 2023.

[signatures on next five (5) pages]

DORNAN INVESTMENTS, LLC, a Tennessee limited liability company

BY: Martha J. Dornan
MARTHA J. DORNAN, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARTHA J. DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is one of the two members of **DORNAN INVESTMENTS, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 16 day of November 2023.

David C. Brust
NOTARY PUBLIC

My commission expires: 7/27/26

DAVID C. BRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

DORNAN INVESTMENTS, LLC, a Tennessee limited liability company

BY: THE CHARLES DORNAN FAMILY TRUST dated November 27, 2021 (formerly the Martha Dornan Trust established under the Last Will and Testament of Charles R. Dornan), Member

BY: Deborah Dornan
DEBORAH DORNAN, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEBORAH DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the current serving sole trustee of the **CHARLES DORNAN FAMILY TRUST** dated November 27, 2021 (formerly the Martha Dornan Trust established under the Last Will and Testament of Charles R. Dornan) which is one of the two members of **DORNAN INVESTMENTS, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 9th day of November 2023.

NOTARY PUBLIC

My commission expires: ELLIOTT M BENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JANUARY 12, 2025

Martha J. Dornan

MARTHA J. DORNAN, Executrix of the Estate of Charles Roger Dornan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARTHA J. DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged herself to be **THE EXECUTRIX OF THE ESTATE OF CHARLES ROGER DORNAN**, Wilson County, Tennessee Probate Court Docket No. 2022PR67, the within named bargainor who acknowledged that she as such Executrix, being authorized to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16 day of November 2023.

DAVID C. BRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

David C. Brust
NOTARY PUBLIC

My commission expires: 7/27/26

Martha J. Dornan

MARTHA J. DORNAN, individually

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARTHA J. DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16 day of November 2023.

DAVID C. BRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

David C. Brust
NOTARY PUBLIC

My commission expires: 7/27/26

Deborah Dornan

DEBORAH DORNAN, individually

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEBORAH DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of November 2023.



NOTARY PUBLIC

My commission expires: January 12, 2025

THE CHARLES DORNAN FAMILY TRUST dated November 27, 2021 (formerly the Martha Dornan Trust established under the Last Will and Testament of Charles R. Dornan)

BY: Deborah Dornan

DEBORAH DORNAN, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DEBORAH DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the current serving sole trustee of the **CHARLES DORNAN FAMILY TRUST dated November 27, 2021** (formerly the Martha Dornan Trust established under the Last Will and Testament of Charles R. Dornan) and as such being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of November 2023.

NOTARY PUBLIC

My commission expires: January 12, 2025

RUSS DORNAN, individually

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RUSS DORNAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of November 2023.



NOTARY PUBLIC

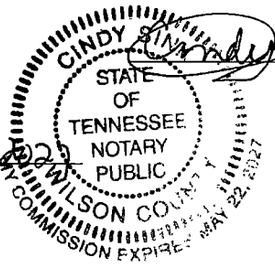
My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$ - 0 - .**

AFFIANT

Sworn to and subscribed to before me this the 11th day of November 2023.



NOTARY PUBLIC

My commission expires: May 22, 2027