BOX 10-A

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN, MONTGOMERY & POTTER
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
This transfer is made to implement
a testamentary devise pursuant to
T.C.A. 67-4-409(a)(3)(D).

Mrs. Ruth M. Dorris
Affiant

Sworn to and subscribed before me
this 1st day of December, 2023.

Notary Public

My Commission Expires: 3/31/25

Karen Johnson Davidson County
Batch # 1098679 DEEDQC
02/07/2024 09:22:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240207-0008533

EXECUTOR'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ruth M. Dorris 637 W. Iris Drive Nashville, TN 37204	Same	Parcel 1: Map 118-7 Parcel 97.01 Parcel 2: Map 118-11 Parcel 177 Parcel 3: Map 118-07 Parcel 12

KNOW ALL MEN BY THESE PRESENTS, Ruth M. Dorris, Executor of the Estate of Donald Richard Dorris, deceased, for good and valid consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Donald Richard Dorris, the decedent's will having been duly admitted to probate in Davidson County, Tennessee as of record in Docket No. 23P-1750, Probate Court for Davidson County, Tennessee, does hereby convey, release and forever quitclaim unto Ruth M. Dorris, all of her interest in certain tracts of land in Davidson County, Tennessee described as follows:

PARCEL 1:

Tract No. II

Being a portion of the land as shown on the Plan of Berry Hill Subdivision, as of record in Book 3300, Page 20, Register's Office for Davidson County, Tennessee. Said plat being shown and designated as Berry Hill Development Company and lying to the rear

of Lots No. 1, 2, 3, 4, 5, 6 and a portion of Lot No. 7, more particularly described as follows: Beginning at concrete marker in the margin of Maryland Avenue, said point being the northeast corner of Lot No. 1; thence along the southerly margin of Maryland Avenue a distance of 58.79 feet to a concrete marker; thence South 10° 11' East 369.77 feet to a concrete marker in the rear lot line of Lot No. 7 on said Plan; thence North 77° 34' East 42.90 feet to a concrete marker; thence along a line , said line being the rear of Lots No. 1 through a portion of Lot No. 7 a distance of 382.02 feet to the point of beginning.

Being the same property conveyed to Donald R. Dorris by deed from Robert M. & Evelyn C. Condra Foundation: James H. Sherrod, Jr. and Douglas J. Brown, Co-Trustees of record in Book 10291, Page 930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities of record.

This is unimproved property, known as Map 118-7, Parcel 97.01, Nashville, Tennessee.

PARCEL 2:

Field BK # BH 4300, West side of Berry Hill Place
10 X 43 X IR, as recorded in Book 638, Page 170 RODC

Being the same property conveyed to Donald R. Dorris by Deed from Dorris Brent DBA Brent Realty & Bonding Co. of record in Book 9509, Page 150, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Being part of Lot No. 52 on the Map of Berrywood Subdivision, as of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwesterly margin of Larmon Avenue, at the corner of Lots 51 and 52; thence with the line between said lots, southwesterly 446.5 feet to a point; thence South 10 degrees 07 minutes, East 310 feet to a point in a fence line; thence North 89 degrees 58 minutes East, 158.6 feet to a fence post; thence North 4 degrees 35 minutes East 428.3 feet to a point; thence North 89 degrees 40 minutes East 30 feet to the corner of Lots 52 and 53; thence with line between said Lots, northeasterly 199.1 feet to the southwesterly margin of Larmon Avenue; thence with the margin of same, northwesterly around a slight curve, 61 feet to the point of beginning.

Included in the foregoing description but specifically excluded from this conveyance is 2.4 acres of said property conveyed to the State of Tennessee by Ernest J.W. Branch and wife, Norma L. Branch by Warranty Deed of record in Book 4445, page 100,

Register's Office for said County and State. The property conveyed to the State of Tennessee is more particularly described as follows:

Being part of Lot No. 52 on the map of Berrywood Subdivision as of record in Book 1835, page 24, Register's Office Davidson County, Tennessee. Beginning at a point in the southwesterly margin of Larmon Avenue said point being the common corner of Lots 52 and 53 of said map; thence with the common line between said lots southwesterly 199.1 feet to a point; thence south 89 degrees 40 minutes west 30 feet to a point; thence south 4 degrees 35 minutes west 320 feet to a point; thence southwesterly 136.5 feet to a point on the northerly margin of a 25 foot right of way (a part of Maryland Avenue unimproved); thence with said right of way south 89 degrees 58 minutes west 83.6 feet to a point; thence north 10 degrees 07 minutes west 310 feet to the southwest corner of Lot No. 51 on said plan; thence with the common line between Lots 51 and 52 on said plan northeasterly 446.5 to a point in the southwesterly margin of Larmon Avenue; thence southeasterly along a curved line being the south westerly margin of Larmon Avenue 61 feet to the point of beginning and containing margin of Larmon Avenue 61 feet to the point of beginning and containing 2.40 acres.

The property conveyed herein contains approximately .09 acres.

Being the same property conveyed by instrument number: 20120925-0087110, R.O.D.C to Donald R. Dorris by deed from Ernest William Brach, Successor Trustee of The Ernest J.W. Brach and Norma Lind Brach Joint Revocable Living Trust.

This is unimproved property which is part of Lot 52, Berrywood Subdivision, Nashville, Tennessee. The property is landlocked and therefore has no street address.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1 day of December, 2023.

Ruth M. Dorris, executrix

Ruth M. Dorris, Executrix
Estate of Donald Richard Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Ruth M. Dorris, Executrix of the Estate of Donald Richard Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as Executrix of the Estate of Donald Richard Dorris, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN this 1 day of December, 2023.

Notary Public

My Commission Expires: May 3, 2025

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25