Karen Johnson Davidson County
Batch# 1139785 DEEDWARR
05/28/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240528-0039366

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-050328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsay H. Starr	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
2346 Tally Green Court	3940 N. Ravenswood Avenue	073-15-0-022.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBBIE JO MILSAPS, TRUSTEE OF THE ROBERT J. DORSEY REVOCABLE TRUST DATED MARCH 31, 2011, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDSAY H. STARR, MARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Lot No. 11A, Zone Lot Division of Lots 5, 9 and 11, Tally Green, of record in Plat Book 6250, Page 787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Dorsey and wife, Josephine J. Dorsey by Warranty Deed from G.T. Scott and wife, Frances C. Scott, dated 02/05/1986, of record in Book 6778, Page 697, Register's Office for Davidson County, Tennessee.

The said Josephine J. Dorsey having since died on August 26, 1994 leaving Robert J. Dorsey as the sole surviving tenant by the entirety.

Being the same property conveyed to Robert J. Dorsey, Trustee, or his successors in trust, under the Robert J. Dorsey Revocable Trust. dated March 31, 2011 by Quitclaim Deed from Robert J. Dorsey, as sole owner, dated 03/31/2011, of record in Instrument No. 20110405-0026259, Register's Office for Davidson County, Tennessee. Robert J. Dorsey having since died on September 21, 2016, leaving Robbie Jo Milsaps as the current acting trustee.

THIS CONVEYANCE IS MADE 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) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2346 Tally Green Court, Nashville, TN 37214
(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 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 heirs and 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.

Witness my/our hand(s) this the 24th day of May, 2024

Robert J. Dorsey Revocable Trust dated March 31, 2011

BY: Robbie Jo Millsaps
Robbie Jo Millsaps
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of May, 2024, before me personally appeared Robbie Jo Milsaps, Trustee of the Robert J. Dorsey Revocable Trust dated March 31, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of May, 2024.

Jon Perry
Notary Public

My Commission Expires: 9-21-27

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 May 24, 2024.

Affiant
Date: May 28, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of May 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY