Karen Johnson Davidson County
Batch# 1165704 DEEDQC
08/02/2024 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240802-0058798

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2024

File #24-TC-6508-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Doran Family Revocable Living Trust Agreement dated 06/06/24	**Same as New Owner**	
(NAME)	(NAME)	
884 Battery Lane		**181 01 0B 228.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES REED DORAN AND JOHNIENE BAZZELL DORAN, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **DORAN FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 06/06/24** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that 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. 94 on the Plan of PHASE FOUR, ADDITION TO SUGAR VALLEY, RS10 CLUSTER LOT SUBDIVISION, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to James Reed Doran and Johniene Bazzell Doran, husband and wife, by Warranty Deed from Keller Medlin and Michelle Medlin, husband and wife of record in Instrument No. 20240402-0022712, in the Register's Office of Davidson County, Tennessee, dated March 27, 2024 and recorded on April 2, 2024.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 6508 Sunnywood Drive, Nashville, TN 37211.

Witness my/our hand(s) this the 1st day of August, 2024.

James Reed Doran

James Reed Doran

Johniene Bazzell Doran

Johniene Bazzell Doran

STATE OF Tennessee
COUNTY OF Davidson

On this ~~27th~~ 1 day of ~~March~~ August, 2024, before me personally appeared James Reed Doran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~27th~~ 1 day of ~~March,~~ August, 2024.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF Tennessee
COUNTY OF Davidson

On this ~~27th~~ 1 day of ~~March,~~ August, 2024, before me personally appeared Johniene Bazzell Doran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~27th~~ 1 day of ~~March,~~ August, 2024.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

RETURN TO:
James Reed Doran and Johniene Bazzell Doran
884 Battery Lane
Nashville, TN 37220

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of ~~March,~~ August, 2024.

Affiant Signature

Date 8/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of ~~March,~~ August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027