Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1014

Karen Johnson Davidson County
Batch# 1255829 DEEDWARR
04/02/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $15,073.80
20250402-0025197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd Jason Meredith and Karen Schilf Meredith, Trustees of the Meredith Family Revocable Trust dated April 7, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey to **Mark Dorris and Sara Grace Dorris, Trustees, or their successors in interest, of The MHD Trust dated October 4, 2023, and any amendments thereto, and Sara Grace Dorris and Mark Dorris, Trustees, or their successors in interest, of The SGD Trust dated October 4, 2023, and any amendments thereto,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Otter Creek Hills, of record in Plat Book 2900, Page(s) 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Meredith and wife, Karen Meredith by Warranty Deed from Rick Davis and wife, Beth Davis of record in Instrument No. 20130524-0053115, Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 24, 2013.

Being the same property conveyed to Todd Jason Meredith and Karen Schilf Meredith, Trustees of the Meredith Family Revocable Trust dated April 7, 2021 by Quitclaim Deed from Todd Meredith and wife, Karen Meredith of record in Instrument No. 20210413-0048890, Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 13, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5887 Willshire Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Mark Dorris and **Sarah Grace Dorris, Trustee** **5887 Willshire Drive** **Nashville, TN 37215**	New owner	**145-13-0-002.00**

WITNESS THE EXECUTION HEREOF this 31st day of March, 2025.

Meredith Family Revocable Trust dated April 7, 2021

Todd Jason Meredith, Trustee

Karen Schilf Meredith, Trustee

State of South Carolina
County of Charleston

On this 31st day of March, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Todd Jason Meredith and Karen Schilf Meredith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker Meredith Family Revocable Trust dated April 7, 2021, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Meredith Family Revocable Trust dated April 7, 2021, as Trustees.

Notary Public

My Commission Expires: 5/28/2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 4,074,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2025.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, **Pam Autry,** 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 31 day of March, 2025.

Affiant Signature

Date 3/31/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

