Karen Johnson Batch # 1318156 09/04/2025 11 54 19 AM Fees $12 00 Taxes $0 00 20250904-0070734	Davidson County DEEDQC 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Carolyn S Dorrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Jul 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE CAROLYN S. DORRELL IRREVOCABLE TRUST	**SAME**	**129-11 0A 0308.00 CO**
(NAME) **310 Cana Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Carolyn Dorrell, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Lori A. Kersey and Jody A. Dorrell, Trustees of THE CAROLYN S. DORRELL IRREVOCABLE TRUST,** established by **The Trust Agreement of THE CAROLYN S. DORRELL IRREVOCABLE TRUST, Dated July 30, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 310 on the Plan of Condominium Site Plan, Plat for Phase 1C, The Cloister at St. Henry, files as Exhibit "B" to ans established by the Master Deed of record in Book 6675, page 173, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080402-0032958, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley W. Tomlin, an unmarried woman by deed from Melissa Harrub Alt, as to a 50% interest, William C. Tucker and Shawn W Tucker, as to a 50% interest of record in Instrument No. 20150721-0071105, said Register's Office AND by Deed of Correction to include the conveyance of the Leasehold Interest, being recorded simultaneously herewith, if record in Instrument No. 20230905-0069328 Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Carolyn Dorrell, unmarried, from Shirley W Tomlin, an unmarried woman, by Warranty Deed dated August 30, 2023, and recorded on September 5, 2023, of record in Instrument No. 20230905-0069330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises

This conveyance is further made subject to, Property Taxes for 2023 and subsequent years; Provisions of the Master Deed and By-Laws of record in Book 6675, page 173, said Register's Office, The Plan as set out in Exhibit "B" to the Master Deed and By- Laws of record in Book 6675, page 173, said Register's Office, to which Exhibit Reference is hereby made for a more complete description, Easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, and Book 6824, page 870, said Register's Office, Terms and Conditions of a Ground Lease contained of record in Book 6596, page 608, said Register's Office, Davidson County, Tennessee

The previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as· **310 Cana Circle, Nashville, TN 37205.**

Witness our hands, this the 30th day of July, 2025.

Carolyn S Dorrell
Carolyn Dorrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Dorrell,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 30th day of July, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public