# WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1367989 | DEEDWARR
01/09/2026 02:44:01 PM | 2 pgs
Fees: $13.00 Taxes: $5,735.00

20260109-0002277

File #25-DW-2704-C

(SEAL)
DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~December~~, 2025. JANUARY, 2026

Notary Public
MY COMMISSION EXPIRES: 5/8/28

**THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~**

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) |
|---|---|---|
| John R. Wright and Ainoa Moure | U.S. BANK, NA | |
| (NAME) | (NAME) | |
| 2704 Oakland Ave | 2800 TAMARACK RD | 117 04 0 168.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | OWENSBORO, KY 42301 | |
| (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,

**MARK DORRIS AND SARA GRACE DORRIS, TRUSTEES OF THE MHD TRUST DATED OCTOBER 4, 2023, AND SARA GRACE AND MARK DORRIS, TRUSTEES OF THE SGD TRUST DATED OCTOBER 4, 2023,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN R. WRIGHT, AND AINOA MOURE, A MARRIED COUPLE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly Part of Lot No. 40 and the Southerly Part of Lot No. 41 on the Map of BELMONT TERRACE, of record in Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, and described as being the Northerly 37-1/2 feet of Lot No. 40 and the Southerly one-half, or 25.0 feet of Lot No. 41, and fronting together 62 1/2 feet on the Easterly side of Oakland A venue, running back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Mark Dorris and Sara Grace Dorris, Trustees of the MHD Trust dated October 4, 2023 (1/2 of their right, title and interest) and Sara Grace Dorris and Mark Dorris, Trustees of the SGD Trust dated October 4, 2023 (1/2 of their right, title and interest), by Quitclaim Deed from Mark H. Dorris and Sara Grace Dorris, husband and wife, of record in Instrument No. 20240129-0006212, in the Register's Office of Davidson County, Tennessee, dated October 04, 2023, and recorded on January 29, 2024.

Being the same property conveyed to Mark H. Dorris and Sara Grace Dorris, husband and wife, by Warranty Deed from John P. Ward, married, of record in Instrument No. 20200415-0039474, in the Register's Office of Davidson County, Tennessee, dated April 10, 2020, and recorded on April 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2704 Oakland Ave, Nashville, TN 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of December, 2025.

The MHD Trust dated October 4, 2023

By: _____
Mark Dorris, Trustee

By: _____
Sara Grace Dorris, Trustee

The SGD Trust dated October 4, 2023

By: _____
Sara Grace, Trustee

By: _____
Mark Dorris, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared Mark Dorris and Sara Grace Dorris, Trustees of The MHD Trust dated October 4, 2023, 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 30th day of December, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2025, before me personally appeared Sara Grace and Mark Dorris, Trustees of The SGD Trust dated October 4, 2023, 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 30th day of December, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMC-25-2704