WARRANTY DEED

Karen Johnson Davidson County
Batch# 1463134 DEEDWARR
08/25/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260825-0078681

File #26-TL-0349-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
The MHD Trust and The Daniel and Anna Dorris Family Trust	**New Owner**	
(NAME)	(NAME)	**105 16 0 216.00**
363 Woodycrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,

JOSEPHINE PHELPS,

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

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 DANIEL DORRIS AND ANNA MARTIN DORRIS, TRUSTEES OF THE DANIEL AND ANNA DORRIS FAMILY TRUST DATED OCTOBER 4, 2023, AND ANY AMENDMENTS THERETO, AS TENANTS IN COMMON,

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, known as Lot No. 117 on the Plan of WOODYCREST, SECTION ONE, as of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot 117 fronts 90 feet on the Southeasterly margin of Woodycrest Avenue and extends back 158 feet on the Northeasterly line and 135.2 feet on the Southwesterly line to a broken line in the rear on which it measures 107.57 feet.

Being the same property conveyed to Josephine Phelps, by Warranty Deed from Old Stone Credit Corporation of TN., fka UniMortgage Corporation of TN., of record in Book 8657, Page 900, in the Register's Office of Davidson County, Tennessee, dated June 17, 1992 and recorded on June 23, 1992.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODYCREST, SECTION ONE, as recorded in Plat Book 1835, Page(s) 25.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **349 Woodycrest Avenue, Nashville, TN 37210**.

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 18th day of August, 2026.

Josephine Phelps

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (TT)

On this 18th day of August, 2026, before me personally appeared Josephine Phelps, 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 18th day of August, 2026.

~~Notary~~ Signature
My commission expires: 1.31.29

TRACEY TRUMPHOUR * NOTARY PUBLIC * STATE OF TENNESSEE * WILSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 18th day of August, 2026.

Affiant Signature

Date 8.18.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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