Karen Johnson Davidson County
Batch# 507295 DEEDWARR
11/02/2020 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201102-0127702

Commitment Number: TN20101805

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20101805.

New Property Owner/Mail Tax Statements To:
Michael W. Sorrels and **Whitney L. Sorrels**, 402 Rudolph Ave., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-10-0-024-00

GENERAL WARRANTY DEED

Michael W. Sorrels who acquired title as Michaels W. Sorrels and **Whitney L. Sorrels**, husband and wife, hereinafter grantors, whose tax-mailing address is **402 Rudolph Ave., Nashville, TN 37206**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Michael W. Sorrels** and **Whitney L. Sorrels**, husband and wife, hereinafter grantees, whose tax mailing address is **402 Rudolph Ave., Nashville, TN 37206**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 234, NORTHERLY 15 FEET OF LOT NO. 233 AND THE SOUTHERLY 10 FEET OF LOT NO. 235, ON THE PLAN OF MCEWEN PLACE OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 234 AND PARTS OF LOTS NOS. 233 AND 235 THE NORTHERLY FRONT TOGETHER 55 FEET ON THE WESTERLY SIDE OF RUDOLPH STREET AND RUN BACK BETWEEN PARALLEL LINES 128 FEET TO AN ALLEY.
Property Address is: 402 Rudolph Ave., Nashville, TN 37206

Prior Instrument Reference: 20181129-0116648

Parcel ID: 083-10-0-024-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 10 - 14, 2020:

Michael W. Sorrels

Whitney L. Sorrels

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 10 - 14, 2020 by **Michael W. Sorrels** and **Whitney L. Sorrels** who are personally known to me or have produced TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Clinton Bryant
Notary Public

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of 10, 2020.

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

(Seal)

Affiant

MICHAEL W SORRELS
Print Name

Clinton Bryant
Notary Public

My commission expires:

03-08-21

CLINTON BRYANT
Print Name

202011020127702

True Copy Certification

I, LAURA SUSNJER, do hereby make oath that I am a ~~licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES