Name and Address of New Owner:
George W. Sorrells Jr, A/K/A G W Sorrells and C S Sorrells
115 A Elmhurst Avenue
115 B Elmhurst Avenue
117 A Elmhurst Avenue
117 B Elmhurst Avenue
Nashville, TN 37207

Send Tax Bills To:
George W. Sorrells Jr, A/K/A G W Sorrells and C S Sorrells
P.O. Box 624
West Memphis, AR 72303
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071 14 0W 00.100 (115A)
071 14 0W 00.200 (115B)
071 14 0X 001.00 (117A)
071 14 0X 002.00 (117B)

Karen Johnson Davidson County
Batch# 690517 DEEDWARR
08/04/2021 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $10,767.00
20210804-0104876

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elmhurst IV, LLC, a Utah limited liability company** and **Elmhurst I, LLC, a Utah limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George W. Sorrells Jr, A/K/A G W Sorrells and C S Sorrells,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 115 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 115 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056127, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elmhurst IV, LLC, a Utah limited liability company, by Warranty Deed from Momo Real Estate Invesetment, Inc., a Tennessee corporation, recorded on July 22, 2019, of record in Instrument No. 20190722-0071529, Register's Office for Davidson County, TN.

This is improved property known as 115 A Elmhurst Ave., Nashville, TN 37207.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 115 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 115 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056127, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elmhurst IV, LLC, a Utah limited liability company, by Warranty Deed from Momo Real Estate Investment, Inc., a Tennessee corporation, recorded on July 22, 2019, of record in Instrument No. 20190722-0071537, Register's Office for Davidson County, TN.

This is improved property known as 115 B Elmhurst Ave., Nashville, TN 37207.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 117 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056129, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being same property conveyed to Elmhurst I, LLC, by Warranty Deed from Memo real Estate Investment. Inc. July 12, 2019, and filed for record in Instrument No.20190722071550, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 117 A Elmhurst Ave., Nashville, TN 37207

Certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 117 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056129, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being same property conveyed to Elmhurst I, LLC, by Warranty Deed from Memo real Estate Investment. Inc. July 12, 2019, and filed for record in Instrument No.20190722071550, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 117 B Elmhurst Ave., Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2021.

Elmhurst IV, LLC, a Utah limited liability company

By: _____ (SEAL)
Scott Jordan, Authorized Agent

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF ~~DAVIDSON~~ Maui) ss

On this ~~26th~~ 30th day of July, 2021, before me personally appeared Scott Jordan, Authorized Agent of Elmhurst IV, LLC, a Utah limited liability company, 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 ~~26th~~ 30th day of July, 2021.

Notary Signature
My commission expires: 3-10-23

NOTARY PUBLIC CERTIFICATION
Donna M. Roy Second Judicial Circuit
Doc. Description: Warranty Deed
No. of Pages: 3 Date of Doc 7/30/21
Notary Signature 7/30/21 Date
MY COMMISSION EXPIRES

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF ~~DAVIDSON~~ Maui) ss

On this ~~26th~~ 30th day of July, 2021, before me personally appeared Scott Jordan, Authorized Agent of Elmhurst I, LLC, a Utah limited liability company, 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 ~~26th~~ 30th day of July, 2021.

Elmhurst I, LLC, a Utah limited liability company

By: _____ (SEAL)
Scott Jordan, Authorized Agent

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Hawaii)
) ss
COUNTY OF ~~DAVIDSON~~ Maui)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,910,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this ~~26th~~ 30th day of July, 2021.

Notary Public
My commission expires: 3-10-23
File No. 2021-3163

NOTARY PUBLIC CERTIFICATION
Donna M. Roy Second Judicial Circuit
Doc. Description: Affidavit of Value
No. of Pages: 3 Date of Doc. 7/30/21
Notary Signature 7/30/21 Date
MY COMMISSION EXPIRES 3-10-23

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 July 26, 2021.

Affiant Signature

July 26, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26th day of July, 2021.

Notary Public

(SEAL)

ROBYN MONTGOMERY GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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