WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

J-CMC-22-49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 891363 DEEDWARR
07/20/2022 08:27:12 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20220720-0082929

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
George Wallace Sorrells, Jr.	**New Owner**	
(NAME)	(NAME)	
49 and 51 Wharf Ave		**093-15-0-375.00 AND 093-15-0-374.00**
(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, **CMC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE WALLACE SORRELLS, JR AND CARYL SORRELLS, 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:

Parcel 1:

Beginning at an iron rod set in the easterly right of way line of Wharf Avenue, 74 feet in width, at a corner common with the property of Celestine Woods, as of Record in Deed Book 10401, page 285, at the Register's Office for Davidson County, Tennessee; Thence with the easterly right of way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, 39.43 feet to an iron rod set, at a corner common with the property of Jeanne Williamson and Jesse Hogan, as of record in Deed Book 7381, page 60, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right of way line of Wharf Avenue with the southerly property line of Jeanne Williamson and Jesse Hogan, South 82 degrees 20 minutes 00 seconds East, 149.62 feet to an iron rod set, in the westerly right of way line of Alley Number 96, 20 feet in width; Thence with the westerly right of way line of Alley Number 96, South 08 degrees 27 minutes 17 seconds West, 39.43 feet to an iron rod set, at a corner common with the property of Celestine Woods; Thence leaving the westerly right of way line of Alley Number 96, with the northerly property line of Celestine Woods, North 82 degrees 20 minutes 00 seconds West, 149.83 feet to the point of beginning. Containing 5,902 square feet or 0.136 acres more or less.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Maury and Clairborne's Addition to South Nashville of record in Plat Book 21, Pages 84 and 85 (erroneously referenced as Plat Book 21, Page 35 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CMC Development, LLC, by Warranty Deed from Greg Farricielli and Josh Hellmer of record in Instrument No. 20190515-0045904, Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 15, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180102-0000657, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **49 and 51 Wharf Ave, Nashville, Tennessee 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 15th DAY OF JULY, 2022.

CMC Development, LLC

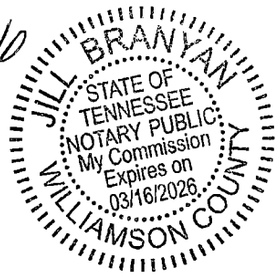
BY: _____
Charles McTorry, II
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MCTORRY, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of CMC DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of July, 2022.

_____
Notary Public
My Commission Expires: 03.16.26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212