This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1108916
03/08/2024 09:36:18 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240308-0016173

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID:
Shannon Sorrels and Jordan Sorrels 3139 Moorewood Dr. Nashville, TN 37207	NEW OWNER	060 02 0 127.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, We, **Shannon Sorrels, unmarried, and Jordan Sorrels, unmarried, the heirs at law of Jessie David Sorrels,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Shannon Sorrels, unmarried, and Jordan Sorrels, unmarried, as tenants in common without right of survivorship,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Parkwood Estates, Section One, of record in Plat Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 90.0 feet on the northwesterly margin of Moorewood Drive and extends back between parallel lines 140.0 feet to a dead line on the rear.

Being the same property conveyed to Jessee D. Sorrels (a/k/a Jessie David Sorrels) and Mary E. Kinnard, as tenants in common, by Special Warranty Deed from the Administrator of Veterans Affairs, an Officer of the United States of America, dated January 8, 1988 and recorded on February 5, 1988 in Book 7463 Page 978, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jessie Sorrels (a/k/a Jessie David Sorrels) by Quitclaim Deed from Mary E. Kinnard (a/k/a Mary E. Kinnard Underwood), dated December 17, 2002 and recorded on December 23, 2002, in Instrument No. 20021223-0158081, said Register's Office.

Jessie David Sorrels died, intestate, on February 11, 2023, leaving his children, Shannon Sorrels and Jordan Sorrels, as his heirs at law, as evidenced by the Affidavits of Heirship of record as Instrument Nos. 20240308-0016171 and 20240308-0016172, Register's Office for Davidson County, Tennessee. Jessie Sorrels, Jessie David Sorrels, and Jessee D. Sorrels are one and the same person. The property conveyed herein has never been a marital residence of Grantors and is not now

nor ever has been a marital asset.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 3139 Moorewood Dr., Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26 day of February, 2024.

Shannon Sorrels

Shannon Sorrels, heir at law of Jessie D. Sorrels

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shannon Sorrels,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of February, 2024.

Notary Public

My Commission Expires: 08/24/2027

JENNIFER BROWN
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-24-27
Notary ID # 13452642-2

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 7 day of March, 2024.

Jordan Sorrels, heir at law of Jessie D. Sorrels

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jordan Sorrels,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of March, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7 day of March, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024