**NEW OWNER:**
TRENT D. SORENSEN
677 DRY CREEK ROAD
GOODLETTSVILLE, TN 37072

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 24-0990**

**Map & Parcel**
**025000201.00**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch # 1168551 DEEDWARR
08/13/2024 12:18:55 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20240813-0061242

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WANDA FAYE SUEY, a widow,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TRENT D. SORENSEN and ELIZABETH SORENSEN, husband and wife,** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 5 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit: BEGINNING at a new iron pin, being North 33 deg. 44' 50" West, 275.65 feet from the most north-northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most east-northeast corner of Tract 4, the most east-southeast corner of this tract, thence along the line with Tract 4, South 77 deg. 27' 50" West, 145.47 feet to a new iron pin; thence continuing along the line with Tract 4, South 79 deg. 00' 49" West, 122.51 feet to a new iron pin; thence continuing along the line with Tract 4, South 54 deg. 05' 44" West, 90.58 feet to a new iron pin; thence continuing along the line with Tract 4, South 27 deg. 49' 58" West, 192.32 feet to a new iron pin; thence continuing along the line with Tract 4, South 31 deg. 28' 11" West, 247.64 feet to a new iron pin; thence continuing along the line with Tract 4, South 58 deg. 29' 45" West, 251.14 feet to a new iron pin; thence continuing along the line with Tract 4, South 63 deg. 56' 20" West, 265.84 feet to a new iron pin; thence continuing along

the line with Tract 4, South 79 deg. 35' 54" West, 154.41 feet to a new iron pin; thence continuing along the line with Tract 4, South 76 deg. 20' 24" West, 127.89 feet to a new iron pin; thence continuing along the line with Tract 4, South 54 deg. 14' 32" West, 270.65 feet to a new iron pin; thence continuing along the line with Tract 4, North 58 deg. 33' 47" West, 288.80 feet to a new iron pin; thence continuing along the line with Tract 4, North 36 deg. 16' 21" West, 329.10 feet to a new iron pin; thence continuing along the line with Tract 4, North 30 deg. 26' 22" West, 491.48 feet to a new iron pin; thence continuing along the line with Tract 4, North 58 deg. 43' 33" West, 424.47 feet to a new iron pin; thence continuing along the line with Tract 4, South 75 deg. 52' 18" West, 400.73 feet to a new iron pin; thence continuing along the line with Tract 4, South 02 deg. 53' 04" West, 1,021.49 feet to a new iron pin, in the northern line of the Charles R. Harris property as shown in Deed Book 5932, Page 489, Register's Office for Davidson County, Tennessee; thence along the line with Harris, North 87 deg. 06' 56" West, 372.15 feet to a fence post corner; thence continuing along the line with Harris, North 01 deg. 17' 22" East, passing the eastern corners of the William H. Harris property as shown in Deed Book 5932, Page 489, Register's Office for Davidson County, Tennessee, and the southeast corner of the Kenneth J. Romanowski property as shown in Deed Book 10943, Page 29, Register's Office for Davidson County, Tennessee, 762.60 feet in all to a pipe; thence along the line with Romanowski, South 69 deg. 13' 36" West, 210.83 feet to a fence post corner; thence continuing along the line with Romanowski, North 79 deg. 54' 41" West, 101.34 feet to an old iron pin at a fence post; thence continuing along the line with Romanowski, North 31 deg. 18' 56" West, 453.16 feet to tree; thence continuing along the line with Romanowski, South 58 deg. 04' 34" West, 350.10 feet to a fence post corner, the southeast corner of the Ronald L. Sarver property as shown in Deed Book 6327, Page 514, Register's Office for Davidson County, Tennessee; thence along the line with Sarver, North 20 deg. 54' 48" West, 463.75 feet to a new iron pin, in the southern line of the Archie Grant property as shown in Deed Book 6123, Page 473, Register's Office for Davidson County, Tennessee; thence along the line with Grant, South 88 deg. 20' 13" East, 1,041.31 feet to an old iron pin, in the western line of the Archie T. Grant III property as shown in Deed Book 9202, Page 346, Register's Office for Davidson County, Tennessee; thence along the line with Grant Ill, South 05 deg. 01' 11" West, 357.24 feet to a fence post corner; thence continuing along the line with Grant III, North 75 deg. 52' 18" East, 812.70 feet to a fence post, the most west-southwest corner of the Tommie B. Jackson property as shown in Deed Book 3030, Page 433, Register's Office for Davidson County, Tennessee; thence along the line with Jackson, South 58 deg. 43' 33" East, 457.99 feet to a fence post; thence continuing along the line with Jackson, South 30 deg. 26' 22" East, 501.54 feet to a fence post corner, the most west-southwest corner of the Freddie R. Hunter property as shown in Deed Book 10681, Page 311, Register's Office for Davidson County, Tennessee; thence along the line with Hunter, South 36 deg. 34' 19" East, 316.41 feet to a fence post corner, the most west-southwest corner of the James Warner property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee; thence along the line with Warner, South 58 deg. 24' 32" East, 245.86 feet to a fence post corner; thence continuing along the line with Warner, North 54 deg. 03' 59" East, 247.42 feet to a fence post corner; thence continuing along the line with Warner, North 76 deg. 31' 35" East, 138.56 feet to a fence post corner; thence continuing along the line with Warner, North 79 deg. 31' 07" East, 148.96 feet to a elm tree; thence continuing along the line with Warner, North 63 deg. 57' 37" East, 256.73 feet to a fence post corner; thence continuing along the line with Warner, North 58 deg. 27' 44" East, 237.17 feet to an old iron pin; thence continuing along the line with Warner, North 31 deg. 28' 35" East, 233.86 feet to an old iron pin; thence continuing along the line with Warner, North 27 deg. 45' 27" East, 201.81 feet to an old iron pin; thence continuing along the line with Warner, North 54 deg. 03' 59" East, 114.05 feet to a fence post corner; thence continuing along the line with Warner, North 79 deg. 27' 18" East, 132.17 feet to a fence post corner; thence continuing along the line with Warner, North 77 deg. 27' 50" East, 142.60

feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 14 deg. 14' 50" East, 47.83 feet to a point; thence continuing along the western margin of Hitt Lane, South 27 deg. 17' 54" East, 2.26 feet to the beginning, containing 23.087 acres, more or less.

Being the same property conveyed to WAYNE EDWARD SUEY and wife, WANDA FAYE SUEY, by Warranty Deed from Nannie P. Malone, a single woman, dated April 7, 1999, and of record in Book 11430, Page 745, in the Register's Office for Davidson County, Tennessee. Wayne Edward Suey and Wanda Faye Suey remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Wayne Edward Suey; therefore, Wanda Faye Suey is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as **1019 HITT LANE, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 7th day of August, 2024.

Wanda Faye Suey

WANDA FAYE SUEY

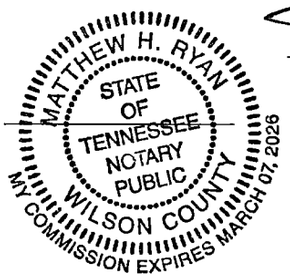
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WANDA FAYE SUEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of August, 2024.

NOTARY PUBLIC

My commission expires: 


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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of August, 2024.

NOTARY PUBLIC

My commission expires: 