WARRANTY DEED

Karen Johnson
Batch # 1214669
12/11/2024 11 00 48 AM
Fees $13 00 Taxes $2,042 40

Davidson County
DEEDWARR
2 pgs

20241211-0096160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

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	MAP / PARCEL NUMBER (S)
The Eldest Son, Inc.	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
7009 Lenox Village Dr Ste 109		**093-15-0-375 00** **093 15 0 374 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **GEORGE WALLACE SORRELLS AND CARYL SORRELLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE ELDEST SON, INC., A TENNESSEE CORPORATION,** 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 George Wallace Sorrells, Jr and Caryl Sorrells, a married couple by Warranty deed from CMC Development LLC, a Tennessee limited liability company of record in Instrument No 20220720-0082929 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 20, 2022

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 21, Page 84 and 85 and Plat Book 21, Page 35, 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 & 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 6th DAY OF DECEMBER, 2024

George Wallace Sorrells by Paul Hinman as Attorney in Fact
George Wallace Sorrells
by Paul Hinman as Attorney in fact

Caryl Sorrells by Paul Hinman as Attorney in Fact
Caryl Sorrells
by Paul Hinman as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GEORGE WALLACE SORRELLS AND CARYL SORRELLS, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE WALLACE SORRELLS AND CARYL SORRELLS

Witness my hand and official seal, this the 6th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY KLETT · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 11-03-2025

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