Karen Johnson Davidson County
Batch# 1230912 DEEDQC
01/28/2025 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006304

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

JM-P-24-49-51

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)
George Wallace Sorrells, Jr. and Caryl Sorrells	**George Wallace Sorrells, Jr. and Caryl Sorrells**	
(NAME) **500 Roosevelt Ave**	(NAME) **500 Roosevelt Ave**	**093-15-0-375.00** **093-15-0-374.00**
(ADDRESS) **West Memphis, AR, 72301**	(ADDRESS) **West Memphis, AR, 72301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ELDEST SON, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **GEORGE WALLACE SORRELLS, JR. AND CARYL SORRELLS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 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.

Tract 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.

Being the same property conveyed to The Eldest Son, Inc., a Tennessee corporation of record in Instrument No. 20241211-0096160, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **49 & 51 Wharf Ave, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 27th day of January, 2025.

The Eldest Son, Inc.

BY:_____
Abdulqader Omar
Sole Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABDULQADER OMAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE DIRECTOR of THE ELDEST SON, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE DIRECTOR.

Witness my hand and official seal, this the 27th of January, 2025.

_____
Notary Public

My Commission Expires: 1/11/26



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

CERTIFICATE OF AUTHENTICITY

I, Laura Mitchell, 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 1/27/25.

Date

Affiant Signature

1/27/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2025.

Notary's Signature

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

My Commission Expires: 5/5/25

Date

Notary's Seal (if on paper)