Karen Johnson Davidson County
Batch# 1258187 DEEDWARR
04/11/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,290.93
20250411-0027567

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $348,900.00

Affiant

Subscribed and sworn to before me, this 10th day of April 2025.

Notary Public
My commission expires: 04/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victor Sorrell III	**FIRST HORIZON BANK**	**04108004600**
1131 Old Hickory Blvd	**12719 Cantrell Rd, suite 200**	
Nashville, TN 37207	**Little Rock, AR 72223**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1131 Old Hickory Blvd Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor Sorrell III, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9, Plan of Bell Grimes Tract, of record in Book 2744, Page 237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1131 Old Hickory Blvd Trust, by Warranty Deed from Richard Gomez and Susan Sams, Successor Trustees, for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust, dated August 22, 2024, of record in Instrument No. 20240823-0064963, in the Register's Office for Davidson County, Tennessee.

The 1131 Old Hickory Blvd Trust retains the right of first refusal to purchase the Subject Property if the purchaser, his/her/their heirs, successors, and/or assigns, decide at any time to offer the property for sale to any party other than The 1131 Old Hickory Blvd Trust pursuant to the terms and provisions of that Right of First Refusal Agreement entered into by and between the Grantor and Grantee herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1131 Old Hickory Blvd, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Erin Dias Date: 4-8-25

The 1131 Old Hickory Blvd Trust
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 1131 Old Hickory Blvd Trust and that she is authorized by The 1131 Old Hickory Blvd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 8 day of April, 2025.

KATHRYN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/8/25 (date of document).

Jennifer Russell
Affiant Signature

4/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

