THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37201
Attn: Jennifer Moroney

Karen Johnson Davidson County
Batch# 1299748 DEEDQC
07/18/2025 12:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250718-0056789

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
117 Elmhurst Avenue LLC 117 A Elmhurst Avenue Nashville, TN 37207	George W. Sorrells, Jr., P.O. Box 624 West Memphis, AR 72303	**071 14 0X 001.00**

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, GEORGE W. SORRELLS JR, A/K/A G W SORRELLS and C S SORRELLS, ("Grantor"), does hereby grant, bargain, transfer, convey, and forever quitclaim unto 117 ELMHURST AVENUE LLC, ("Grantee"), a Tennessee limited liability company, and its successors and assigns, all of Grantor's right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm, Moroney Law Group, PLLC, disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 16th day of July 2025.

GRANTOR:

GEORGE W. SORRELLS, JR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

STEPHANIE TRUESDALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

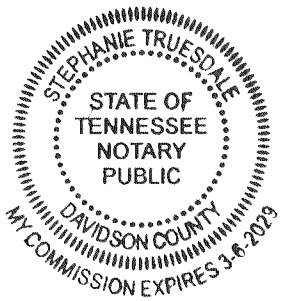
On this ___ day of July 2025, before me, a Notary Public of the state and county aforesaid, personally appeared George W. Sorrells, known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, 16th day of July 2025.

Notary Public

My Commission Expires: 3-6-2029

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)



I hereby swear and affirm that the actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

117 ELMHURST AVENUE LLC

GEORGE W. SORRELLS, JR, MEMBER

Sworn to and subscribed before me
this the 16th day of July 2025.

Notary Public

My commission expires: 3-6-2029

EXHIBIT "A"

Tax Parcel 071 14 0X 001.00 (117 A Elmhurst Avenue, Nashville, Tennessee 37207)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 117 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056129, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING the same property conveyed to George W. Sorrells, Jr. by warranty deed from Elmhurst I, LLC, recorded on August 4, 2021, of record in Instrument No. 20210804-0104876, in the Register's Office for Davidson County, Tennessee.

No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

Tennessee Certification of Electronic Document

I, Jennifer Maroney, 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, Quit Claim Deed for [redacted] A Elmhurst Ave, executed and authenticated according to law on July 16, 2025.

Affiant Signature

7/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2025.

Notary's Signature

My Commission Expires: 3-6-2029

STEPHANIE TRUESDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029