WARRANTY DEED

Karen Johnson Davidson County
Batch# 849781 DEEDWARR
05/03/2022 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20220503-0050948

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 25TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1972

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
The Eldest Son, LLC		188-10-0A-003.00
7009 Lenox Village Drive, Ste 109		
Nashville, TN 37211		

FOR AND 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, WE,

Fredy Torres and wife, Gerberto D. Quijada Alvaradoas, as tenants in common

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

THE ELDEST SON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Carothers Crossings, Phase 1, Final Plat of record in Plat at Instrument No. 20070614-0071367, 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 Fredy Torres and Gerbert D. Quijada Alvarado, as tenants in common by Warranty Deed, from George Parrish, III and wife Janie M. Parrish, dated May 9, 2019, recorded on May 10, 2019, in Instrument No. 20190510-0044074, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Instrument No. 20070614-0071367 said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Instrument No. 20070627-0076582; Supplement/Amended @ 20070821-0099817; 20070821-0099818, 20080515-0049895, 20171002-0100688, 20171002-0100689, 20190321-0025836, 20200803-0085638 and 20210625-0086747, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Storm Water Drainage Agreement of record in Instrument No. 20060407-00040185 and 20060526-0062228 in said Register's Office.

5. Bylaws of record in Instrument No. 20070627-0076581 in said Register's Office.

6. Easement for access of record Instrument No. 20070123-0009057, 20121121-0107595 and 20140827-0078032 in said Register's Office.

7. Easement for water line of record in Instrument No. 20220407-0040684 in said Register's Office.

8. Easement for pipeline of Book 4558, Page 484 in said Register's Office.

This is unimproved property known as 1113 Princeton Hills Drive, Nolensville, TN 37135-9026

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/or 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/or 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 our/my hand on the 25th day of April, 2022.

Fredy Torres

Gerberto D. Quijada Alvarado

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Fredy Torres and Gerberto D. Quijada Alvarado, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 25th day of April 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 4·25·22

Kimberly Hollingshead, Esq.

4-25-22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of April, 2022.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature

My Commission Expires 9/30/24