(1)

Karen Johnson Davidson County
Batch# 851073 DEEDWARR
05/05/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,519.70
20220505-0051860

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

LINDSAY W. WALKER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $681,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 19TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1970

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Denise Carter and Spencer Carter	450 E Main Street	081-14-0-108.00
1527 23rd Avenue North	Murfreesboro, TN 37130	
Nashville, TN 37208		

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,

THE ELDEST SON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

DENISE CARTER AND SPENCER CARTER, WIFE AND HUSBAND

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. 1 on the Plan of Final Plat Re-Subdivision of the Northerly 50 feet of Lots No. 8 and 17 on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20200128-0010219, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here by made for a more complete description of the property.

BEING the same property conveyed to The Eldest Son, LLC, a Tennessee limited liability company by Quitclaim Deed from Abdulqader Omar, dated January 11, 2022, recorded on February 3, 2022, in Instrument No. 20220203-0012965, Register's Office for Davidson County, Tennessee; Also, being the same property conveyed to Abdulqader Omar, married by Warranty Deed from Westport Development & Associates, Inc., dated September 7, 2021, recorded on February 3, 2022, in Instrument No. 20220203-0012965, Register's Office for Davidson County, Tennessee.; Also, being the same property conveyed to Westport Development & Associates, Inc. by Quitclaim Deed from Gwendolyn Juanelle Biles, unmarried, dated September 8, 2021, recorded on September 13, 2021, in Instrument No. 20210913-0122067, Register's Office for Davidson County, Tennessee; Also, being the same property

conveyed to Westport Development & Associates, Inc. by Quitclaim Deed from Westport Development & Associates, Inc., dated July 16, 2018, recorded on July 19, 2018, in Instrument No. 20180719-0070612, Register; s Office for Davidson County, Tennessee; Also, being the same property conveyed to Westport Development & Associates, Inc. by Warranty Deed from Alex Biles, unmarried, dated May 31, 2018, recorded on June 4, 2018, in Instrument No. 20180604-0053107, 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. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5364, page 257, said Register's Office.

3. Temporary Easement of record in Book 5779, page 126, said Register's Office.

This is improved property known as 1527 23rd Avenue North, Nashville, TN 37208

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 19th day of April, 2022.

The Eldest Son, LLC, a Tennessee limited liability company

BY:_____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, 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 himself to be the Member and is authorized to execute the instrument of Warranty Deed, for the purposes therein contained, by signing the name of the limited liability company by himself as Abdulqader Omar.

Witness my hand and official seal this 19 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, **Sheri Morgan**, do hereby make an 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 **04/19/2022.**

Name: **Sheri Morgan**
Title: **President**
Date **04/27/2022**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **04/27/2022.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**