Karen Johnson Davidson County
Batch# 851481 DEEDWARR
05/05/2022 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220505-0052230

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/30/22

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1870

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 a Tennessee limited liability company		163-02-0A-077.00 CO., 163-02-0A-079.00 CO., 163-02-0A-078.00 CO., 163-02-0A-076.00 CO. and 163-02-0-073.00
829 Hamilton Xing		
Antioch, TN 37013		

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,

HICKORY HIGHLANDS, LLC A TENNESSEE LIMITED LIABILITY COMPANY

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:

Tract #1

LAND in Davidson County, Tennessee, being Lot No. 234, Hickory Highlands ,Section 3, Phase 2, Second Revision, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract #2

LAND in Davidson County, Tennessee, being Lot No. 239, Hickory Highlands ,Section 3, Phase 2, Second Revision, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract #3

LAND in Davidson County, Tennessee, being Lot No. 235, Hickory Highlands ,Section 3, Phase 2, Second Revision, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract #4

LAND in Davidson County, Tennessee, being Lot No. 238, Hickory Highlands ,Section 3, Phase 2, Second Revision, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract #5

LAND in Davidson County, Tennessee, being Lot 120, Hickory Highland Place, Section 2, Phase 2, of record in Instrument No. 20010608-0060706, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Hickory Highlands, L.L.C. by Warranty Deed from Harding University, Inc., dated September 27, 1996, recorded October 4, 1996, in Book 10216, page 467, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Hickory Highlands, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from M&D Development, L.L.C., a Tennessee limited liability company, dated June 23, 2003, recorded June 24, 2003, in Instrument No. 20030624-0086647, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to M & D Development, LLC by Warranty Deed from Harding University, Inc., dated July 20, 1999, recorded on August 16, 1999, in Book 11621, page 566, 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 Plat of record in Book 6900, Page 561; Book 9700, Page 798; Instrument No. 20010608-0060706; Instrument No. 20020315-0032956; Instrument No. 20060517-0057888; Instrument No.20060616-0071810; Instrument No. 20060830-0107347, said Register's office.

3. Stormwater Drainage Agreement of record in Instrument No. 20021114-0141245, said Register's Office.

4. Pending Disbursement of the full proceeds of the loan secured by the Mortgage herein insured, this policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made, up to the face amount of the policy. At the time of each disbursement of the proceeds of the loan the title must be continued down to such time for possible liens, including mechanic's liens, and other objections, intervening between the date hereof and the date of such disbursement.

5. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

6. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 10421, Page 239; Book 11103, Page 990; Book 11306, Page 572; Book 11667, Page 310; Instrument No. 20000201-0010122; Instrument No. 20020528-0064349, 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.

7. Deed of Conveyance of record in Book 10868, Page 886 and Book 10868, Page 923 said Register's Office.

8. Charter of record in Book 9773, Page 376 said Register's Office.

This is unimproved property known as 4929, 4928, 4932, 4925 Ellen Way and 4544 Highland Ridge Drive, Antioch, TN 37013

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 18th day of April, 2022.

Hickory Highlands, LLC a Tennessee limited liability company

BY: _____
Pat McGuigan
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Pat McGuigan, 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 Pat McGuigan.

Witness my hand and official seal this 18th day of April 2022.

_____
Notary Public
My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 4-19-22.

Kimberly Hollingshead, Esq.

4-19-22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of April, 2022.

Notary Signature

My Commission Expires 9/30/22

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