Karen Johnson Davidson County
Batch# 873902 DEEDWARR
06/17/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20220617-0069970

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-17-2024
(AFFIX SEAL)

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

W-VRE-22-2706

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Eldest Son, LLC	The Eldest Son LLC	
(NAME)	(NAME)	**092-06-0-507.00**
2706 Booker St	2005 Ethan Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHONA HUDON AND STEPHEN HUDON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE ELDEST SON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 79 on the Map of Faulconer and Ashcraft's Subdivision off Lots 18 and 19, on the Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 36 feet on the Northerly side of Hamilton Street and runs back between parallel lines, along the Easterly margin of the unnamed street, 106 feet to an alley.

Being the same property conveyed to Shona Hudon and Stephen Hudon, wife and husband by General Warranty Deed from Kenneth L. Gray and Constance Gray, husband and wife of record in Instrument No. 20190829-0087468 Register's Office for Davidson County, Tennessee, dated August 17, 2019 and recorded on August 29, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2706 Booker St, Nashville, Tennessee 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 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 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 my/our hand(s) this the 10th DAY OF JUNE, 2022.

Shona Hudon

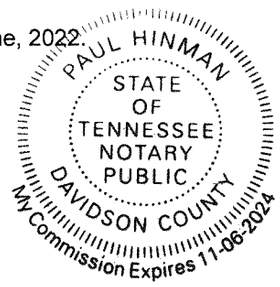
Stephen Hudon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHONA HUDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN HUDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 6-10-2022.

Kimberly Hollingshead, Esq.

June 10, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of June, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON