Karen Johnson Davidson County
Batch# 1065527 DEEDWARR
10/27/2023 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,793.50
20231027-0084143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$755,000.00.**

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 25TH DAY OF OCTOBER, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2523

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Mark Larson and Cynthia Larson 2706 Booker Street Nashville, TN 37208	Fairway Independant Mtg. 4750 S. Biltmore Lane Madison, WI 53718	092-06-0-507.00

For and in consideration of the sum of Seven Hundred Fifty-Five Thousand And 0/100 ($755,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

THE ELDEST SON, INC., A TENNESSEE CORPORATION

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MARK LARSON AND CYNTHIA LARSON, husband and wife

, hereinafter called the Grantees, his/her/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. 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 The Eldest Son, LLC, a Tennessee limited liability company, by Warranty Deed from Shona Hudon and Stephen Judon, wife and husband, dated June 10, 2022 and recorded June 17, 2022 in Instument No. 20220617-0069970, Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed Shona Hudon and Stephen Hudon, wife and husband, by Warranty Deed from Kenneth L. Gray and Constance Gray, husband and wife, dated August 17, 2019, and recorded August 29, 2019 in Instument No. 20190829-0087468,

Register's Office for Davidson County, Tennessee.

The said The Eldest Son, LLC, a Tennessee limited liability company, has since converted to a corporation and is now known as The Eldest Son, Inc., a Tennessee corporation.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 2706 Booker Street, 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR THE ELDEST SON, INC., A TENNESSEE CORPORATION to MARK LARSON AND CYNTHIA LARSON FOR THE TRANSFER OF PROPERTY LOCATED AT 2706 BOOKER STREET, NASHVILLE, TN 37208.]

Witness our/my hand on the 25th day of October, 2023.

The Eldest Son, Inc., a Tennessee corporation

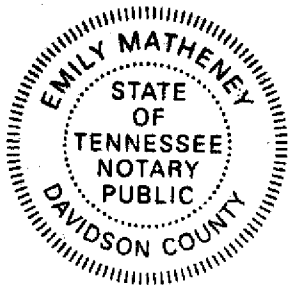
BY: _____
Abdulqader Omar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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/herself to be the **Member** of The Eldest Son, Inc., a Tennessee corporation , and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as The Eldest Son, Inc., a Tennessee corporation

.

Witness my hand and official seal this 25th day of October, 2023.



_____
Notary Public
My Commission Expires: 05/03/2027

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **Oct. 25, 2023** (date of document).

Shannon O'Neill

Oct. 25, 2023

Date

State of Tennessee
County of **Davidson**

Sworn to and subscribed before me this **25th** day of **October**, 2023.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD