Karen Johnson Davidson County
Batch# 1078100 DEEDWARR
12/04/2023 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20231204-0093526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 22ND DAY OF NOVEMBER, 2023.

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/03/2027

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2563

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Delsos Berwadi and Ravand Berwadi 1113 Princeton Hills Dr. Nolensville, TN 37135	Same as New Owner	188-10-0A-003.00

For and in consideration of the sum of One Million Fifty Thousand And 0/100 ($1,050,000.00), 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, FORMERLY KNOWN AS 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,

DELSOS BERWADI, A MARRIED PERSON, AND RAVAND BERWADI, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

, 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. 3 on the Plan of Carothers Crossing, 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 The Eldest Son, LLC, a Tennessee limited liability company, by Warranty Deed from Fredy Torres and Gerbert D. Quijada Alvaradoas, as tenants in common, dated April 25, 2022, recorded on May 3, 2022, in Instrument No. 20220503-0050948, Register's Office for Davidson County, Tennessee, see also Scrivener's Affidavit correcting Grantors' names of record in Instrument No. 20230809-0061785, said Register's Office; ALSO BEING the same property conveyed to Fredy Torres and Gerberto D. Quijada Alvaradoas, 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.

The said The Eldest Son, LLC, a Tennessee limited liability company, has since converted to a corporation as shown on the Charter for Profit Corporatioin filed with the Tennessee Secretary of State's Office on May 4, 2023. The Eldest Son, LLC has been converted to a corporation 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 1113 Princeton Hills Dr., Nolensville, TN 37135.

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, FORMERLY KNOWN AS THE ELDEST SON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to DELSOS BERWADI AND RAVAND BERWADI FOR THE TRANSFER OF PROPERTY LOCATED AT 1113 PRINCETON HILLS DR., NOLENSVILLE, TN 37135.]

Witness our/my hand on the 22nd day of November, 2023.

The Eldest Son, Inc., a Tennessee corporation

BY: _____
Abdulqader Omar, President

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 President 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 22nd day of November, 2023.



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

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 11/22/2023.

Kimberly Hollingshead, Esq.

12/4/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson Co

Sworn to and subscribed before me this 4th day of December, 2023.

Notary Signature

My Commission Expires 05/02/2025

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY