Karen Johnson Davidson County
Batch# 1078365 DEEDWARR
12/05/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20231205-0093838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

EMILY MATHENY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027
(AFFIX SEAL)

BS-BW-23-921-X

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, Inc.	**New Owner**	
(NAME)	(NAME)	
7009 Lenox Village Drive, Suite 109		092-05-0-345.00; 092-05-0-346.00; 092-05-0-236.00; 092-05-0-160.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRIAN WATKINS, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE ELDEST SON, INC., a TENNESSEE CORPORATION** 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:

Tract I:
LAND in Davidson County, Tennessee, being Lot 19, Block 27, Map of Fisk University Place, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Brian Watkins by Quitclaim Deed from Brian Watkins, dated April 27, 2016 and recorded April 27, 2016 in Instrument No. 20160427-0040881, in the Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property previously conveyed to Brian Watkins by Warranty Deed from Angela White, an unmarried person, dated October 9, 2015 and recorded October 16, 2015 in Instrument No. 20151016-0105307, in the Register's Office for Davidson County, Tennessee.

Tract 2:
LAND in Davidson County, Tennessee, being Lot 20, Block 27, Map of Fisk University Place, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Brian Watkins by Quitclaim Deed from Brian Watkins, dated April 27, 2016 and recorded April 27, 2016 in Instrument No. 20160427-0040881, in the Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property previously conveyed to Brian Watkins by Warranty Deed from Angela White, an unmarried person, dated October 9, 2015 and recorded October 16, 2015 in Instrument No. 20151016-0105307, in the Register's Office for Davidson County, Tennessee.

Tract 3:
LAND in Davidson County, Tennessee, being Lot 1 on the Plan of Watkins 31st Avenue North Lot Line Shift, of record in Instrument No. 20161216-0130818, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Brian Watkins by Quitclaim Deed from Brian Watkins, dated April 27, 2016 and recorded April 27, 2016 in Instrument No. 20160427-0040881, in the Register's Office for Davidson County, Tennessee; ALSO BEING a portion of the same property previously conveyed to Brian Watkins by Warranty Deed from Angela White, an unmarried person, dated October 9, 2015 and recorded October 16, 2015 in Instrument No. 20151016-0105307, in the Register's Office for Davidson County, Tennessee.

Tract 4:

LAND in Davidson County, Tennessee, being Lot 1 on the Plan of Watkins 31st Avenue North Lot Line Shift, of record in Instrument No. 20161216-0130818, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Watkins, unmarried, by Quitclaim Deed from Alfred Watkins, Jr.,dated December 3, 2010 and recorded December 6, 2010 in Instrument No. 20101206-0096787, in the Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Henry Alfred Watkins, Jr. by Quitclaim Deed from Henry Alfred Watkins, Sr., dated April 9, 1999 and recordedApril 13, 1999 in Book 11430, Page 377, in the Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Henry A. Watkins by Warranty Deed from Santher L. White,dated October 8, 1973 and recorded October 17, 1973 in Book 4756, Page 279, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **921, 923, 925, 935 31st Ave North, Nashville, Tennessee 37209**.

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 30th DAY OF NOVEMBER, 2023.

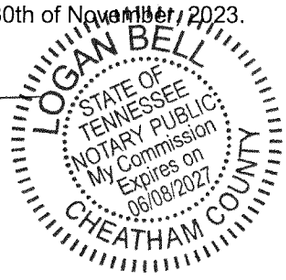
Brian Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, 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 30th of November, 2023.

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 11/30/2023.

Kimberly Hollingshead, Esq.

12/4/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson

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

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY