Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-915

Karen Johnson
Batch # 1159355
07/17/2024 01:03:36 PM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20240717-0053891

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Eldest Son, Inc and SMG Investors LLC	SAME AS NEW OWNERS	092-05-0-192.00
(NAME)	(NAME)	092-05-0-368.00
5569 HICKORY WOODS DR		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Wootson Enterprises, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **The Eldest Son, Inc,** a Tennessee For Profit corporatiom, and **SMG Investors LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I - M&P: 09205019200 - 915 A 33rd Ave N Nashville, TN 37209

Being Lot 13 of Block 43, on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County.

Parcel II: M&P: 09205036800 - 915 B 33rd Ave N Nashville, TN 37209

Being Lot 14 of Block 43, on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for said County.

Being the same property previously conveyed to Wootson Enterprise, LLC by virtue of Warranty Deed dated October 13, 2022 at Instrument No. 20221019-0114028 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 hand this 10th day of July, 2024.

Wootson Enterprises, LLC

Member

By: Dwayne J Wootson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Dwayne J Wootson**, 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 **Member** of **Wootson Enterprises, LLC** the within named bargainer, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Wootson Enterprises, LLC** by himself/herself as **Member**.

WITNESS my hand and official seal at office this 10th day of July, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY