Karen Johnson Davidson County
Batch# 1167382 DEEDWARR
08/12/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.61
20240812-0060445

Name and Address of New Owner:
The Eldest Son, Inc.
5560 Franklin Pike Cir Ste 205
Brentwood TN 37027

Send Tax Statements To:
The Eldest Son, Inc.
5560 Franklin Pike Cir Ste 205
Brentwood TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24050794

Map and Parcel: 173 08 0A 004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lois Gray, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **The Eldest Son, Inc.**, hereinafter called the GRANTEE, its successors and assigns, a 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. 42 on the Final Plat, Section One, Deer Valley, "Cluster Lot Development", a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Anthony Gray and Lois Gray, Husband and Wife by Warranty Deed filed for record on September 8, 2005 in Instrument Number 20050908-0108062, of the Register's Office of Davidson County, Tennessee. The said Anthony Gray died on March 28, 2010 leaving Lois Gray as the surviving tenant by the entirety.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Deer Valley Subdivision of record in Instrument Number 20021212-0153693; All matters as set forth on plat of record in Instrument Number 20030205-0016206; HOA Charter of record in Instrument Number 20021212-0153692 and see Merger of record in Instrument Number 20070807-0093758; Quitclaim Deed to Deer Valley Homeowners' Association, Inc. for common area of record in Instrument Number 20040224-0020945; Storm Water Detention Agreement of record in Instrument Number 20020627-0077608 and Instrument Number 20010503-0045314; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1008 Streamdale Point W, Antioch, TN 37013

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 6th day of August, 2024.

Lois Gray

State of Tennessee

County of Rutherford

Personally appeared before me, Lois Gray with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th of August, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,598.62.

Affiant Signature

Subscribed and sworn to before me, this 6th day of August, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 8/6/24 (date of document).

Affiant Signature

8/7/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of August, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 03/15/2025