WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198335 DEEDWARR
10/25/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20241025-0083132

DM-TES-24-923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2025

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)
Katie Ann Russell	New Owner	
(NAME)	(NAME)	**092-05-0-346.00**
923 31st Ave N.	Same as	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **THE ELDEST SON, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATIE ANN RUSSELL, A SINGLE WOMAN,** 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:

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 The Eldest Son, Inc, a Tennessee Corporation by Warranty Deed from Brian Watkins, unmarried of record in Instrument No. 20231205-0093838 Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 05, 2023. and Scrivener's Affidavit recorded as Instrument No. 20240229-0013888

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee.
- Restriction Covenant for Detached of record in Instrument Number 20240306-0015634, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **923 31st Ave N., 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 24 DAY OF OCTOBER, 2024.

The Eldest Son, Inc.

BY: _____
Abdulqader Omar
CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be the CFO of THE ELDEST SON, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CFO.

Witness my hand and official seal, this the 24th of October, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Spencer Gross, 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 **October 24th, 2024**.

Date

Affiant Signature

October 24th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025