# WARRANTY DEED

Karen Johnson
Batch # 1202256
11/06/2024 09:48:56 AM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20241106-0086180

DM-TES-24-935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37209

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nathan A. Brantley and Elliott D. Simpson** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | **092-05-0-160.00** |
| **935 31st Avenue N.** | **1749 Mallory Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Brentwood, TN 37027** | |
| (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 **NATHAN A. BRANTLEY, A MARRIED MAN, AND ELLIOTT D. SIMPSON, A MARRIED MAN,** 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 No. 2 on the Plan of Watkins 31st Avenue North, said plan being of record in Instrument No. 20161213-0130818, in the Register's Office of Davidson County, Tennessee, formerly Known as Lot No. 11 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, said plan being of record in Book 421, Page 55, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Henry A. Watkins by Warranty Deed from Santher L. White of record in Book 4756, page 279, Register's Office for Davidson County, Tennessee, dated October 08, 1973 and recorded on October 12, 1973.

Being a portion of the same property conveyed to Henry Alfred Watkins by Quitclaim Deed from Henry Alfred Watkins, Sr of record in Book 11430, page 377, Register's Office for Davidson County, Tennessee, dated April 08, 1999 and recorded on April 13, 1999.

Being a portion of the same property conveyed to Brian Watkins, unmarried by Quitclaim Deed from Henry Alfred Watkins, Jr of record in Instrument No. 20101206-009678 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 06, 2010.

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 in Instrument No. 20240229-0013888.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 201612130130818,Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 55 and Plat Book 421, Pages 4 & 5, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **935 31st Avenue 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 1st DAY OF NOVEMBER, 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 1st of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37209