RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-26025-24

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson
Karen Johnson Davidson County Batch# 1213479 DEEDWARR 12/09/2024 12:20:30 PM 3 pgs Fees: $18.00 Taxes: $2,589.63 20241209-0095403	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ day of Dec, 2024 Notary Public My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Anthony Segreti 925 31st Ave. North Nashville, TN 37209	Same address as new owner	092-05-0-236.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($699,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ELDEST SON, INC, A TENNESSEE CORPORATION.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASON ANTHONY SEGRETI, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Watkins 31st Avenue North Lot Line Shift, of record in Instrument #20161213-0130818, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Eldest Son, Inc., a Tennessee corporation, from Brian Watkins, unmarried, by Warranty Deed dated November 30, 2023 and recorded December 5, 2023 in Instrument #20231205-0093838, said Register's Office. Legal description corrected by Scrivener's Affidavit of record in Instrument #20240229-0013888.

Being a portion of the same property conveyed to Brian Watkins from Brian Watkins by Quitclaim Deed dated April 27, 2016 and recorded April 27, 2016 in Instrument #20160727-0040881, said Register's Office.

Being a portion of the same property conveyed to Brian Watkins from Angela White, an unmarried person, by Warranty Deed dated October 9, 2015 and recorded October 16, 2015 in Instrument #20151016-0105307, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 925 31st Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of December, 2024

GRANTOR(S)

The Eldest Son, Inc., a Tennessee Corporation

By: _____
Abdulqader Omar, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Abdulqader Omar, who represented himself to be the Member of The Eldest Son, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Member, on behalf of The Eldest Son, Inc.

WITNESS my hand and seal, this the 5 day of Dec, 2024.

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 5, 24 (date of document).

Jennifer L. Pennell

Dec 9, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

