RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-26200-24

Karen Johnson Davidson County
Batch# 1216112 DEEDWARR
12/13/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20241213-0097081

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of [illegible] 202[illegible]

NOTARY PUBLIC

My commission expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 |
|---|---|---|
| Erin Carpenter<br>921 31st Ave. N.<br>Nashville, TN 37209 | Same address as new owner | 092-05-0-345.00 |

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($635,000.00) 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.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIN CARPENTER, AN UNMARRIED MAN**, 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:

Being Lot No. 19, Block 27 on the Plan of Fisk University Place, of record in Book 421, pages 4 and 5, 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 #20160427-0040881, 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: 921 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 22nd day of November, 2024

GRANTOR(S)

The Eldest Son, Inc., a Tennessee Corporation

By: _____
Abdulqader Omar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of November, 2024, before me, appeared Abdulqader Omar, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a sole member of The Eldest Son, Inc., and that said instrument was signed on behalf of said The Eldest Son, Inc. and said officer acknowledged said instrument to be the free act of deed of The Eldest Son, Inc..

WITNESS my hand and seal, this the 22 day of November 2024, 2024.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

## Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 11/22/2024 (date of document).

Affiant Signature

11/22/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary's Signature

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26