RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-27864-25

Karen Johnson Davidson County
Batch# 1237899 DEEDWARR
02/18/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,908.83
20250218-0011565

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,900.00.

Tiffany Kelley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 TH day of February, 2025.

NOTARY PUBLIC

My commission expires: 7-3-28

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
Yohannes Lemma & Hana Yidenekal 1008 Streamdale Point West Antioch, TN 37013	Same address as new owner 1008 Streamdale Antioch, TN 37013	173-08-0A-004-00 Pt. W.

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($515,900.00) 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.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **YOHANNES LEMMA AND HANA YIDENEKAL, HUSBAND AND WIFE**, 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. 42 on the Plan of Final Plat, Section One, Deer Valley, Cluster Lot Subdivision, of record in Instrument #20030205-0016206, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Eldest Son, Inc., from Lois Gray, unmarried, by Warranty Deed dated August 6, 2024 and recorded August 12, 2024 in Instrument #20240812-0060445, said Register's Office.

Being the same property conveyed to Anthony Gray and Lois Gray, husband and wife, from Rusty L. Fuller, an unmarried man, by Warranty Deed dated September 2, 2005 and recorded September 8, 2005 in Instrument #20050908-0108062, said Register's Office. The said Anthony Gray having died March 28, 2010, leaving Lois Gray as surviving tenant by the entirety.

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: 1008 Streamdale Point West, Antioch, TN 37013

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 HAND, this 14 day of February, 2025

GRANTOR(S)

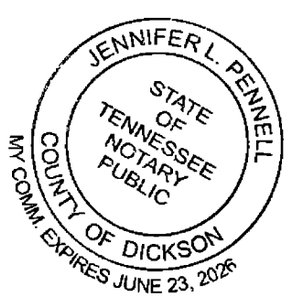
The Eldest Son, Inc., a Corporation

By: _____
Abdulqader Omar, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Abdulqader Omar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the President of The Eldest Son, Inc., the within named bargainor and that as such President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Abdulqader Omar, as such President.

WITNESS my hand and seal, this the 14 day of February, 2025.



_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Tiffany Kelley, 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 2-14-25.

Tiffany Kelley
Affiant Signature

2-14-25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Cari Allen
Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028