WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305783 DEEDWARR
08/04/2025 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $185.00
20250804-0061532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 25TH DAY OF JULY, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 190725

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
The Eldest Son, Inc. 4101 Charlotte Ave Ste D160 Nashville, TN 37209	New Owner	16302007300

For and in consideration of the sum of Fifty Thousand And 0/100 ($50,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

HICKORY HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

THE ELDEST SON, INC., A TENNESSEE CORPORATION

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 120, Hickory Highland Place, Section 2, Phase 2, of record in Instrument No. 20010608-0060706, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to The Eldest Son, LLC, a Tennessee limited liability company by Warranty Deed from Hickory Highlands, LLC, a Tennessee limited liability company, dated April 18, 2022, recorded on May 05, 2022, in Instrument No. 20220505-0052230, in the Register's Office of Davidson County, Tennessee; also, being the same property conveyed to Hickory Highlands, LLC, by Warranty Deed from Harding University, Inc., dated September 27, 1996, recorded on October 04, 1996, in Book 10216, Page 467 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 4544 Highland Ridge Drive, Antioch, TN 37013.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR HICKORY HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to THE ELDEST SON, INC., A TENNESSEE CORPORATION FOR THE TRANSFER OF PROPERTY LOCATED AT 4544 HIGHLAND RIDGE DRIVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 25th day of July, 2025.

Hickory Highlands, LLC

By: Tommy Davis
Its Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Tommy Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Hickory Highlands, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Hickory Highlands, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 25th day of July, 2025.



Notary Public
My Commission Expires: 1/23/28

Certificate of Authenticity

I, Kim Hollingshead, 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 7/25/2025.

Kim Hollingshead, Esq

7/25/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 7/25/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON