RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-39634-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415319 DEEDWARR
05/04/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20260504-0039588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of May, 2026

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
The Eldest Son, Inc. 1302 Kaci Drive Smyrna, TN 37167	Same address as new owner	09205019200 & 0920536800

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100 Dollars ($95,000.00) 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, **SMG INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE ELDEST SON, INC** , 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 13 and 14 of Block 43, on the Map of Fisk University Place, as of record in Book 421, Pages 4 and 5, Register's Office for Davidson County.

Being the same property conveyed to The Eldest Son, Inc., and SMG Investors, LLC from Wootson Enterprises, LLC by Warranty Deed dated July 10, 2024 of record in Instrument No. 20240717-0053891 in the Office of the Davidson County Register of Deeds.

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: 915 A & B 33rd 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 1st day of May, 2026

GRANTOR(S)

SMG Investors, LLC, a Limited Liability Company

By: _____
Mark Gerges, Member

By: MARC Gerges
Marco Gerges, Member

By: _____
Mina Shahta, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mark Gerges, Marco Gerges and Mina Shata as Members of SMG Investors, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained having authority to do so as said Members of SMG Investors, LLC on behalf of SMG Investors, LLC.

WITNESS my hand and seal, this the 1 day of May, 2026.

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

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

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 May 1, 26 (date of document).

Jennifer Pennell

May 4, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 4, 2026.

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

Notary's Signature

My Commission Expires: _____

Notary's Seal