Karen Johnson Davidson County
Batch# 1415496 DEEDWARR
05/05/2026 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260505-0039927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No. AP-26-1980

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Eldest Son, Inc.	New Owner	
(NAME)	(NAME)	
4610 Benton Smith Road	4101 Charlotte Ave, Ste D160	131-11-0-062.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thiago Teixeira, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Eldest Son, Inc., Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page (s) 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thiago Teixeira by Warranty Deed from 2K Development LLC, a Tennessee limited liability company of record in Instrument No. 20241113-0088444 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 13, 2024.

The subject property was not the principal residence of the Grantor's spouse.

This is property more commonly known as 4610 Benton Smith Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 30th day of April, 2026.

Thiago Teixeira
Signed with Stavvy
Thiago Teixeira

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of April, 2026, before me personally appeared Thiago Teixeira, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Leslie Hayes
Signed with Stavvy
Notary Signature
My commission expires:
10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

TRUE COPY CERTIFICATION

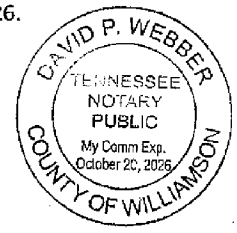
I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 30, 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.



Notary's Signature

My Commission Expires: _____

Notary's Seal