Karen Johnson Davidson County
Batch# 1433703 DEEDWARR
06/16/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260616-0054389

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40291-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of June, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY OF DICKSON
NOTARY EXPIRES JUNE 23, 2028

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:
Ross Gardner and Lauren Gardner 915 33rd Ave. North Nashville, TN 37209	Same address as new owner	092-05-0-192

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($725,000.00) 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, A TENNESSEE CORPORATION.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROSS GARDNER, MARRIED AND LAUREN GARDNER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 13 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, to which reference is hereby made for a more complete description.

Being the part of the same property conveyed to The Eldest Son, Inc by Warranty Deed from SMG Investors, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20260504-0039588, Register's Office for Davidson County, Tennessee.

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 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 15th day of June, 2026

GRANTOR(S)

The Eldest Son, Inc., a Tennessee Corporation

By: _____
Abdulqader Omar, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Abdulqader Omar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Member of The Eldest Son, Inc., a Tennessee Corporation, and who acknowledged that he executed the within instrument for the purposes therein contained as said Member on behalf of The Eldest Son, Inc.

WITNESS my hand and seal, this the 15 day of June, 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 June 15, 26 (date of document).

Jennifer Pennell

June 15, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 15, 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