WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1472051 DEEDWARR
09/11/2026 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20260911-0084702

File #26-TC-1743-C

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/30/2029

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Eldest Son, Inc.	**NEW OWNER**	
(NAME)	(NAME)	**117 15 0G 009.00**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RENE AGUIRRE, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE ELDEST SON, INC., A TENNESSEE CORPORATION,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the map entitled, FIRST REVISION, THE GLEN ECHO, of record at Instrument No. 20071102-0129357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Renee Aguirre and wife, Laura Aguirre, by Warranty Deed from Bob Haley, of record in Instrument No. 20090505-0041271, in the Register's Office of Davidson County, Tennessee, dated April 30, 2009 and recorded on May 05, 2009.

Being the same property conveyed to Rene Aguirre, by Warranty Deed from Laura Aguirre, of record in Instrument No. 20200810-0088862, in the Register's Office of Davidson County, Tennessee, dated August 04, 2020 and recorded on August 10, 2020, pursuant to Final Divorce Decree and Marital Dissolution Agreement of record in Docket No. 16D-1851, of the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Rene Aguirre has since married, this property was not the marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF THE GLEN ECHO, as recorded in Instrument No. 20071102-0129357.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GLEN ECHO, as recorded in Instrument No. 20070202-0014104.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page 52.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070126-0010692; Amendments recorded in Instrument Nos. 20070726-0088889, 20080423-0041434, 20100126-0006580 and 20100407-0026268 and Assignment and Assumption Agreement recorded in Instrument No. 20091221-0115873.
* Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1542, Page 340; Book 1577, Page 467 and Book 1577, Page 469.
* Agreement for Dedication of Easement for Storm Drainage and Appurtenances as set forth in instrument recorded in Instrument Nos. 20060914-0114249 and 20060920-0116504.

* Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060920-0116531 and 20061017-0128854 and Instrument No. 20070312-0029675.
* Charter for the Glen Echo Homeowners Association recorded as Instrument No. 20070129-0011476.
* Common Open Space Deed recorded as Instrument No. 20091221-0115870.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1743 Glen Echo Road, Nashville, TN 37215**.

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 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 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(s) this the 9th day of September, 2026. R.A.

Rene Aguirre

STATE OF TENNESSEE
COUNTY OF DAVIDSON JWB

On this 9th day of September, 2026, before me personally appeared Rene Aguirre, 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 9th day of September, 2026. JWB

Notary Signature
My commission expires: **8/10/2027**

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Sharmili Pandit, 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 9/9/2026.

Date

Affiant Signature

9/9/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 9th day of September, 2026.

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
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STATE OF TEXAS