Name and Address of New Owner:
Soto Assets LLC
125 Five Oaks Court
Lebanon, TN 37087

Send Tax Bills To:
Soto Assets LLC
125 Five Oaks Court
Lebanon, TN 37087

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 098 05 0 116.00

Karen Johnson Davidson County
Batch# 958730 DEEDQC
01/06/2023 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001269

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Soto Properties LLC, a Tennessee Limited Liability Company,** "the Grantor," herby bargain, sell, release, remis, quitclaim, and convey unto **Soto Assets LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17-A on the Plan of Zone Lot Division 17, Hunter's Point Subdivision of record in Plat Book 5200, Page 736, as amended in Plat Book 6200, page 192, 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 Bailey Diaz and Sigfrido Diaz by Quit Claim Deed from Bailey McGregor of record as Instrument No. 20180518-0047942, in the Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 18, 2018.

Being the same property conveyed to Stephan Britt and Maureen Britt, husband and wife by Warranty Deed from Bailey Diaz and Sigfrido Diaz of record as Instrument No. 20220131-0011052 in the Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 31, 2022.

Being the same property conveyed to The Soto Properties LLC, a Tennessee Limited liability company by Warranty deed from Stephan Britt and Maureen Britt, husband and wife of record as Instrument No. 20220819-0093910, in the Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 19, 2022.

For Information Only:
Being also known as 5226 Dove Trail, Hermitage, TN 37076

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of December, 2022.

The Soto Properties LLC, a Tennessee Limited Liability Company

_____(SEAL)
BY: Jose L. Soto, Member

_____(SEAL)
BY: Saira J. Soto, Member

STATE OF TN
COUNTY OF Sumner

Before me, Brenda Durrett of the state and county mentioned, personally appeared Jose L.Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of The Soto Properties LLC, the within named bargainor, a Limited Liability Company, and that such Jose L. Soto as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Portland TN, this 27th day of December, 2023.

Brenda Durrett
Notary Signature

Printed Name: Brenda Durrett

My commission expires: 3/25/25

BRENDA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

Before me, Brenda Durrett of the state and county mentioned, personally appeared Sairi I. Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of The Soto Properties LLC, the within named bargainor, a Limited Liability Company, and that such Sairi I. Soto as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Portland TN, this 27th day of December, 2023.

Brenda Durrett
Notary Signature

Printed Name: Brenda Durrett

My commission expires: 3/25/25

BRENDA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF Sumner

Sworn to and subscribed before me this 27th day of December, 2023.

Brenda Durrett
Notary Signature
My commission expires: 3/25/25

BRENDA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Lacy Perkins, 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 12/27/22 (date of document).

Lacy Perkins
Affiant Signature

01/06/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of January, 2023.

Crystal Roach
Notary's Signature

MY COMMISSION EXPIRES: 10-20-2026

NOTARY'S SEAL

