Karen Johnson Davidson County
Batch# 983481 DEEDWARR
03/23/2023 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20230323-0020910

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

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
The Soto Properties LLC 5226 Dove Trail Nashville, TN 37076	Same as Owner	135-14-0A-107.00-CO

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, **Terry McDaniel, an unmarried man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Soto Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Plat Book 6900, Pages 391-393, 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 Terry McDaniel and wife, Daphne McDaniel by Warranty deed from Bryan R. Segars and wife, Catherine C. Segars of record in Instrument No. 20081003-0100882 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 03, 2008. The said Daphne McDaniel having died on 11/01/2021, leaving the property to Terry McDaniel by tenants in the entirety.

For Informational Purposes:
Being known as: 841 Rocky Mountain Parkway, Antioch, TN 37013
Parcel No. 135-14-0A-107.00-CO

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of March, 2023.

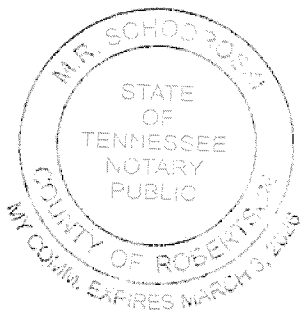
Terry McDaniel (SEAL)
Terry McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2023, before me personally appeared Terry McDaniel, 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 17th day of March, 2023.

M. L. Schodtosk
Notary Signature
My commission expires: 3/3/2024



AFFIDAVIT OF VALUE

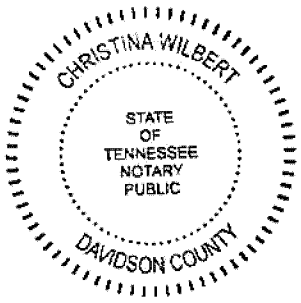
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of March, 2023.

Notary Public
My commission expires: 1-6-2025
File No. 2023-1303



Tennessee Certification of Elctronic Document

I, Christina Tewilbeck, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/17/2023 (date of document).

Affiant Signature

3/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2023.

M. L. Schodlock

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL