Karen Johnson Davidson County
Batch# 1084912 DEEDWARR
12/21/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20231221-0098561

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ana Edit Cruz Garcia	Ana Edit Cruz Garcia	Parcel ID: 162 09 0C 553.00
(NAME)	(NAME)	
553 Cedar Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Soto Assets LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ana Cruz Garcia, married, as her sole separate property,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit B, located on Lot No. 39, on the Plan of Cedarwood Condominiums, Phase II (revised), of record in Plat Book 5200, Page 317 and amended in Book 5200, Page 349, 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 Angela Weaver Wright, unmarried from Clayton A. Buffington and wife, Teresa B. Buffington by Warranty Deed dated July 9, 2014 and recorded on July 11, 2014 in Instrument No. 20140711-0061407, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Soto Assets LLC, a Tennessee Limited Liability Company from Angela Weaver Wright, unmarried by Warranty Deed dated November 1, 2023 and recorded on November 2, 2023 in Instrument No. 20231102-0085954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 553 Cedar Dr., Nashville, TN 37211

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 our hands this 19th day of December, 2023

Soto Assets LLC, a Tennessee Limited Liability Company

BY: _____
Jose Soto, Member

BY: _____
Sairi Soto, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jose Soto and Sairi Soto , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members and is authorized to execute the instrument on behalf of Soto Assets, LLC, a Tennessee limited liability company the within named bargainor, and that they as such owner, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as owner.

Witness my hand and official seal, this the 19th day of December, 2023.

_____
Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/19/23 (date of document).

Regina Sullo
Affiant Signature

December 21, 2023
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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