Name and Address of New Owner:
Justin Beasley and Orlandrea Beasley
841 Rocky Mountain Parkway
Nashville. TN 37013

Send Tax Bills To:
U.S. Bank, National Association
4801 Frederica St
Owensboro, KY 42301

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 135-14-0A-107.00-CO

Karen Johnson Davidson County
Batch# 1106333 DEEDWARR
03/01/2024 07:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20240301-0014118

WARRANTY 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," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Beasley and Orlandrea Beasley, husband and wife,** "the Grantees," 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 through 393, inclusive, 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.

Being the same property conveyed to The Soto Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Terry McDaniel, an unmarried man, of record in Instrument No. 20230323-0020910 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 23, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 29th day of February, 2024.

The Soto Properties LLC, a Tennessee Limited Liability Company

By: _____
Sairi I. Soto, Member

By: _____
Jose L. Soto, Member

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Sairi I. Soto, Member and Jose L. Soto, Member 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 the Member of The Soto Properties LLC, the within named bargainor, a Limited Liability Company, and that 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, at office, this 29th day of February, 2024.

Notary's ~~Signature~~
My commission expires: 3/3/25

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Rutherford)

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 $480,000.00, 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
29th day of February, 2024.

Sarah K. Hudson
Notary Public
My commission expires: 10/05/2026
File No. GNT-24-3161

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 02/29/2024. (Date of Document)

Affiant Signature

Date: 02/29/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 29th day of February, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

