Name and Address of New Owner:
The Soto Properties LLC
603 North 5th Street
Nashville, Tennessee 37207

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1200268 DEEDWARR
11/01/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20241101-0084858

Map & Parcel No: 082-07-0-496

# 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, **Shirley Ann Carpenter, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys 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. 18 on the Plan of Arrington Heights, Section 3 of record in Plat Book 3300, Page 99, 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 Freddie B. Carpenter, Jr. and wife, Shirley Ann Carpenter by Warranty Deed from H&W Builders, Inc. of record in Book 3614, Page 465, Register's Office for Davidson County, Tennessee, dated August 23, 1963 and recorded on August 23, 1963.

Freddie B. Carpenter, Jr.and Shirley Ann Carpenter having since divorced.

Being the same property conveyed to Shirley Ann Carpenter by Quitclaim Deed from Freddie B Carpenter, Jr. of record in Book 11552, Page 747, Register's Office for Davidson County, Tennessee, dated July 1, 1999 and recorded on July 1, 1999.

Being improved property known as **603 North 5th Street, Nashville, Tennessee 37207**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

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

Grantor covenant that she 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. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2024.

Shirley Ann Carpenter (SEAL)
Shirley Ann Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shirley Ann Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and seal this 28th day of October, 2024.

Notary Public
My commission expires: 9/5/2028

**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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this
28th day of October, 2024.

Notary Public
My commission expires: 9/5/2028

File No. GNT-24-3647

**Tennessee Certification of Electronic Document**

I, Steven Disser, 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 10-28-2024

Affiant Signature

10-28-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of October, 2024.

Notary Signature

My Commission Expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON