# BOX 10-A

Karen Johnson
Batch # 1231994
01/30/2025 10 21 10 AM
Fees $18 00 Taxes $2,701 00
Davidson County
DEEDWARR
3 pgs
20250130-0007114

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $730,000 00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2025

M. R Schodrosk
Notary Public

My commission expires 3/3/2026

**THIS INSTRUMENT PREPARED BY.**
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| The Soto Properties, LLC and Fineman Construction , Inc. | SAME AS OWNER | 105-09-0-373 00 |
| 5226 Dove Trail | | |
| Hermitage, TN 37076 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Gwendolyn D. Hatch, Brenda R. Jackson, and Larry D. Carr, as sole heirs of the Evelyn L Walton Estate**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**The Soto Properties, LLC, a Tennessee Limited Liability Company and Fineman Construction, Inc , a Tennessee Corporation**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to wit

Being part of Lot Number 28 on the Waverly Land Company's Plan of Lots, Called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said county, being Lot Number 4 on the Plan of Subdivision of said Lot Number 28, not of record, described according to a survey made by Erle Drake, County Surveyor, June 21, 1922, as follows

Beginning on the southerly margin of Grove Avenue, at a point 165 feet east of the easterly margin of 10th Avenue South, said point being the corner of Lots Numbers 3 and 4, thence with the line between said two lots, southwardly 163 5 feet to the northerly margin of an alley, thence with said alley, eastwardly 56 62 feet to the southwest corner of Lot Number 4 on the Plan of the Subdivision of Lot Number 29, thence with westerly line of said Lot Number 4, northwardly 146 feet, more or less, to the southerly margin of Grove Avenue, thence with said Avenue, westwardly 55 feet to the beginning

Being the same property conveyed to JDee Walton and wife Evelyn L Walton by Warranty Deed from James A Cooper and wife Helen W Cooper of record in Book 3166, page 475, Register's Office for Davidson County, Tennessee, dated January 4, 1961 and recorded on January 5, 1961 Jdee Walton deceased on October 19, 1995 Evelyn Louise Carr Walton, surviving tenant by the entirety, deceased on April 20, 2012 Affidavit of Heirship for JDee Walton and Evelyn Louise Carr Walton recorded in Instrument Number 20131001-0103008 in the Register's Office of Davidson County, Tennessee See Affidavit of Heirship of record in Instrument Number 20250130-0007113 , Register's Office for Davidson County, Tennessee

This is improved property known as **919 Wedgewood Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of January, 2025

Gwendolyn D Hatch

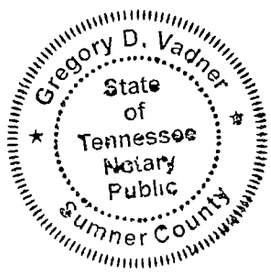
Brenda R Jackson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gwendolyn D Hatch and Brenda R Jackson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 28th day of January, 2025

Notary Public
My Commission Expires 3-2327



**SIGNED IN COUNTER PARTS**

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27 day of January, 2025.

Larry D. Carr

**STATE OF** AZ
**COUNTY OF** Maricopa

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Larry D Carr, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of January, 2025.

Notary Public
My Commission Expires. 5/28/2025
Lenders Title Company File No 25-000802-626

YAVIN CRANSHAW
Notary Public - Arizona
Pima County
Commission # 601227
My Comm. Expires May 28, 2025