3

BOX 10-A

WARRANTY DEED

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

Karen Johnson
Batch # 1240201
02/24/2025 11 04 45 AM
Fees $13 00 Taxes $1,609 50

Davidson County
DEEDWARR
2 pgs

20250224-0013460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Soto Properties LLC	NEW OWNER	
(NAME)	(NAME)	073-09-0-084 00
5226 Dove Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JANICE WOODS AND PAMELA BARROW AND JAMES R. EDENS AND RACHEL CHAPMAN AND CRYSTAL SHEARON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE SOTO PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Certain real estate in Davidson County, Tennessee, described as follows: Being Lot No. 90 on the Map of Burchwood Gardens, Section 2, of record in Book 2900 at page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Willie D. Edens, Jr., and Linda L. Edens by Warranty Deed from Betty Austin, Executrix, Estate of Edna Dixon Shaw, deceased of record in Book 8883, page 266, Register's Office for Davidson County, Tennessee, dated March 05, 1993.

Being the same property conveyed to Willie D. Edens, Jr, by Quitclaim Deed from Linda L. Edens of record in Instrument No. 19991223-0306484 Register's Office for Davidson County, Tennessee, dated December 15, 1999.

Being the same property conveyed to Willie D. Edens, Jr, by Corrected Quitclaim Deed from Linda F. Edens of record in Instrument No. 20000211-0013943 Register's Office for Davidson County, Tennessee, dated February 02, 2000. Willie D. Edens, Jr died testate on November 5, 2023. Janice Woods, Doris Osborne, Pamela Barrow, and James R. Edens are his heirs at law of the decedent pursuant to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case# 24P-87. Doris Osborne, a widow, having died intestate on September 14, 2024, leaving Rachel Chapman, and Crystal Shearon as her heirs at law. Affidavits of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 20250224-0013458 **and** 20250224-0013459.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1811 Cloverleaf Drive, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 21st day of February, 2025

JANICE WOODS

PAMELA BARROW

JAMES R EDENS

RACHEL CHAPMAN

CRYSTAL SHEARON

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 Janice Woods, Pamela Barrow, James R. Edens, Rachel Chapman, and Crystal Shearon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 21st day of February, 2025

Commission expires.

D. DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2025-128