Karen Johnson Davidson County
Batch# 1303924 DEEDQC
07/31/2025 07:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060376

QUITCLAIM DEED

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

JM-SP-25-527

STATE OF New York
COUNTY OF Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 20 25.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Soto Properties, LLC, a Tennessee limited liability company, with a 50% undivided interest, and James A. Fineman, married, with a 50% undivided interest	**New Owner**	
(NAME) **5226 Dove Trail,**	(NAME)	**091-09-0-119.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH BOSAS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE SOTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, WITH A 50% UNDIVIDED INTEREST, AND JAMES A. FINEMAN, MARRIED, WITH A 50% UNDIVIDED INTEREST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lot Nos. 1, 2, 51, and 52, on the Plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Lands, of record in Book 421, page 63, said Register's Office, and being more particularly described according to a survey by John B. Kohl, III, dated July 19, 1994, as follows:

Beginning at a point 101.5 feet North of Deal Avenue; thence from said point, East 145 feet; North 65 feet, West 145 feet to the margin on Elaine Avenue; and with said margin, 65 feet South to the point of beginning.

Being the same property conveyed to The Soto Properties and James A. Fineman and Joseph Bosas by Warranty Deed from Robert V. Ferguson of record in Instrument No. 20250417-0029537, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of Joseph Bosas.
**The Soto Properties and The Soto Properties, LLC are one in the same.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **527 Elaine Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 30 day of July, 2025.

Joseph Bosas

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH BOSAS, the within named bargainor, 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.

Witness my hand and official seal, this the 30 of July, 2025.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/30/2025** (date of document).

Affiant Signature

Date **7/30/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027