Karen Johnson Davidson County
Batch# 1315495 DEEDWARR
08/27/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250827-0068769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Samuel Johnson	Rocket Mortgage, LLC	
(NAME)	(NAME)	
1811 Cloverleaf Dr	1050 Woodward Ave	073 09 0 084.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit, MI 48226-1906	
(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, **THE SOTO PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL JOHNSON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 The Soto Properties LLC, a Tennessee limited liability company, by Warranty Deed from Janice Woods and Pamela Barrow and James R. Edens and Rachel Chapman and Crystal Shearon, of record in Instrument No. 20250224-0013460, in the Register's Office for Davidson County, Tennessee, dated February 21, 2025 and recorded on February 24, 2025.

Being the same property conveyed to Willie D. Edens, Jr., by Quitclaim Deed from Linda L. Edens, of record in Instrument No. 19991223-0306484 as corrected in Instrument No. 20000211-0013943, in the Register's Office for Davidson County, Tennessee, dated December 13, 1999 and recorded on December 23, 1999. Said Willie D. Edens, Jr. died on November 05, 2023, testate, devising subject property to Janice Woods, Doris Osborne, Pamela Barrow/McCullough, and James R. Edens. See Probate Case No. 24P-87, Davidson County, Seventh Circuit Court (Probate Division). Said Doris Osborne died on September 14, 2024, intestate, leaving as heirs, Rachel Chapman and Crystal Shearon. Also See Affidavit of Heirship recorded in Instrument No(s). 20250224-0013458 and 20250224-0013459, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie D. Edens, Jr., and wife, Linda L. Edens, by Warranty Deed from Betty Austin, Executrix, Estate of Edna Dixon Shaw, deceased, of record in Book 8883, Page 266, in the Register's Office for Davidson County, Tennessee, dated March 05, 1993 and recorded on March 09, 1993.

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 Dr, 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 26 day of August, 2025

THE SOTO PROPERTIES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
JOSE LUIS SOTO, MEMBER

BY: _____
SAIRI IVETH SOTO, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally Jose Luis Soto and Sairi Iveth Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Members of The Soto Properties LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 26th day of August, 2025.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

_____
Notary Public

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/26/25 (date of document).

Jennifer Russell
Affiant Signature

8/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

