2025-1750-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337259 DEEDWARR
10/22/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20251022-0084239

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$557,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of October, 2025

Notary Public
My Commission expires: 10/4/27
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dominick Michael Sotis	FirstBank	072-01-0-005
	722 Columbia Ave	
	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pillarstone Development, LLC, a Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dominick Michael Sotis, a single man, and Steven Sotis, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 47 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175,pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and accurate description.

Being the same property conveyed to Felix Grimes, Jr. and wife, Patricia Ann Grimes by Warranty Deed from C. H. Briley, Jr., Trustee, of record in Book 4447, page 922, Register's Office for Davidson County, Tennessee. Further conveyed to Felix Grimes, Jr. by Quitclaim Deed from Patricia Ann Grimes of record in Instrument Number 20170814-0082902, said Register's Office. The said Patricia Ann Grimes having since died on August 13, 2017, leaving her interest to Felix Grimes, Jr. by right of survivorship. Further conveyed Being to PillarStone Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Felix Grimes, Jr dated March 29, 2022 and recorded May 18, 2023 at Instrument Number 20220518-0057359 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 4175, Page 82 and 83, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2519 Allenwood Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the 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.

WITNESS our hands this 20th day of October, 2025.

Pillarstone Development, LLC, a Limited Liability Company

BY: _____
Scott Jones, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of October, 2025, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Pillarstone Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREA MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 October 20, 2025.

Signature

October 20, 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October, 20 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON