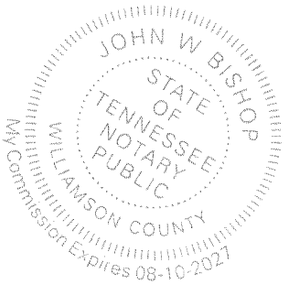
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December, 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 |
|---|---|---|
| Edward Maxwell Curtis and Katherine Theis Curtis | Guild Mortgage Company | |
| (NAME) 4813 E Longdale Dr | (NAME) PO Box 1788 | 147 05 0 058.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Springfield, OH 45501-1788 | |
| (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, WE, **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 **EDWARD MAXWELL CURTIS AND KATHERINE THEIS CURTIS, HUSBAND AND WIFE,** 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:

**Land situated in Davidson County, Tennessee, being Lot 190, on the plan of CALDWELL HALL, SECTION ONE, REVISED, of record in Plat Book 2900, Page 57-59, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said Land.**

**Being the same property conveyed to The Soto Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth Wynn, Married and Donna Wynn Whitson, Married, and Gary White, Executor of the Estate of William Alan Wynn, of record in Instrument No. 20250306-0016924, in the Register's Office of Davidson County, Tennessee, dated March 03, 2025 and recorded on March 06, 2025.**

**Being the same property conveyed to William Alan Wynn, by Warranty Deed from Donna Whitson, Kenneth L. Wynn and William Alan Wynn, of record in Instrument No. 20150806-0078440, in the Register's Office of Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015.**

Karen Johnson Davidson County
Batch# 1353732 DEEDWARR
12/04/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20251204-0096354

**Being the same property conveyed to Donna Whitson, her heirs and assigns, as to a one-third undivided interest, Kenneth L. Wynn, his heirs and assigns, as to a one-third undivided interest, and William Alan Wynn, his heirs and assigns, as to a one-third undivided interest, as tenants in common, by Executor's Quitclaim Deed from Marlin G. Wells, Executor of the Estate of Lyndia Wright Wynn, of record in Instrument No. 20150224-0015881, in the Register's Office of Davidson County, Tennessee, dated February 24, 2015 and recorded on February 24, 2015. Said William Alan Wynn having died on June 28, 2024. See Probate Case. 24P1673, Davidson County, Probate Court.**

**Being the same property conveyed to Kenneth Leabow Wynn and Wife, Lyndia W. Wynn, by Warranty Deed from Kenneth Ray Stanfill and M. C. Davis, of record in Book 3186, Page 161, in the Register's Office of Davidson County, Tennessee, dated March 21, 1961 and recorded on March 22, 1961. Since said Kenneth Leabow Wynn died on November 08, 2001 and then Lyndia W. Wynn died on July 31, 2014. See Probate Case. 14P1377, Davidson County, Probate Court.**

**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 4813 E Longdale Dr, Nashville, TN 37211
(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 1st day of December, 2025

The Soto Properties, LLC,
a Tennessee Limited Liability Company

BY:_____
Jose Luis Soto Pelaez, 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 Pelaez 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 1st day of December, 2025.

Commission expires: M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

M. R. Schodroski
Notary Public

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 1 day of December, 2025.

Affiant Signature
Date 12/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

