This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24185-AP

Karen Johnson Davidson County
Batch# 1361245 DEEDWARR
12/23/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251223-0102148

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,999.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2025.

Notary Public
My Commission Expires: _____

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22,2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
~~Shallyn Chavez~~ Shallyn Chavez 120 Clifton CT. Old Hickory, TN. 37138	Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	063-04-0-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Soundview Equities, LLC, a New York Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~Shallyn~~ **Chavez, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: **Shallyn**

Land in Davidson County, Tennessee, being all of Lot No. 11, Clifton Place, according to survey and plat of same appearing of record in Book 2854, page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Soundview Equities LLC, a New York limited liability company by Warranty Deed from Music City Holdings LLC, a Texas limited liability company, dated August 8, 2023, recorded August 9, 2023, of record in Instrument No. 20230809-0061644, Register's Office for Davidson County, Tennessee.

This is improved property located at: **120 Clifton Court, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

GRANTOR:

Soundview Equities, LLC,
a New York Limited Liability Company

By: DPN Holdings LLC, It's Member

By: _____
David Ney, Managing Member

STATE OF NEW YORK
COUNTY OF Nassau

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Ney, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of DPN Holdings LLC in its capacity as Member of Soundview Equities, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2025.

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg. No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2029

_____
Notary Public
My Commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/15/2025 (date of document).

Jennifer L Pennell

12/15/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/15, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

