BOX 10-A (2)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1366906
01/07/2026 01:36:32 PM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20260107-0001471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF JANUARY, 2026.

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

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
The Soto Properties, LLC	Same as New Owner	
(NAME)	(NAME)	161 10 0A 025.00
5226 Dove Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **SHOVEL READY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE SOTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee, being Lot No. 44 as shown on the Plat of VILLAGES OF BRENTWOOD, PHASE ONE, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia Lee, an unmarried person, by Warranty Deed from George Bainbridge Fletcher and wife, Valerie J. Fletcher, of record in Book 10040, Page 916, in the Register's Office for Davidson County, Tennessee, dated May 1, 1996 and recorded on May 6, 1996.

Being the same property conveyed to Shovel Ready LLC by Warranty Deed of record in Instrument No. 20260107-0001453, Register's Office for Davidson County, Tennessee.

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 x property, known as 5412 Village Way, Nashville, TN 37211
improved

(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 6th day of January, 2026

SHOVEL READY, LLC

BY: _____

JOSH C. SWEAT, MANAGER

BY: _____

DONALD BERSCHBACK, MANAGER

BY: SWEAT EQUITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MEMBER

BY: _____

JOSH C. SWEAT, MANAGER

BY: SLAB & BLOCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MEMBER

BY: _____

DONALD BERSCHBACK, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Josh C. Sweat and Donald Bershback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managers of Shovel Ready, LLC, and that they as such Managers of Shovel Ready, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Managers of Shovel Ready, LLC.

Witness my hand and official seal this 6th day of January, 2026.

Commission expires:

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

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Donald Bershback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Slab & Block, LLC, Member of Shovel Ready, LLC and that he as such Manager of Slab & Block, LLC, Member of Shovel Ready, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of Slab & Block, LLC, Member of Shovel Ready, LLC.

Witness my hand and official seal this 6th day of January, 2026.

Commission expires:

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

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Josh C. Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of Sweat Equity, LLC, Member of Shovel Ready, LLC and that he as such Manager of Sweat Equity, LLC, Member of Shovel Ready, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of Sweat Equity, LLC, Member of Shovel Ready, LLC.

Witness my hand and official seal this 6th day of January, 2026.

Commission expires:

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

_____
Notary Public