WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Mar 09, 2027

T-KW-26-3808

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Soto Properties, LLC	**New Owner**	
(NAME)	(NAME)	**061-14-0-019.00**
805 Church St., Apt. 3205		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUI VAN NGUYEN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE SOTO PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or Parcel of land In Davidson County, State of Tennessee, described as Follows: To-Wit:

Being Lot No. 1 of the Resubdivision of Lot No. 164 on the Plan of Maplewood Heights Subdivision, as of record in Book 5190, Page 274, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Qui Van Nguyen and wife, Xuan Chau Nguyen (f/k/a Xuan Thi Chau) by Warranty Deed from Slate & Sweeney Construction Company of record in Book 5536, Page 966, Register's Office for Davidson County, Tennessee, dated November 27, 1979 and recorded on November 29, 1979. Xuan Thi Chau having since died on June 25, 2018 leaving Qui Van Nguyen as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 274, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3808 Edwards Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1378732 DEEDWARR
02/10/2026 12:07:05 PM 2 pgs
Fees: $13.00 Taxes: $802.90
20260210-0010147

Witness my/our hand(s) this the 30th DAY OF JANUARY, 2026.

Qui Van Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, QUI VAN NGUYEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212