BOX 10-A

1st

RETURN TO: PREMIER ESCROW, LLC
RO PIKE, STE 300
TN 37215

Karen Johnson Davidson County
Batch # 1400256 DEEDWARR
04/01/2026 02:48:49 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20260401-0026036

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF March, 2026

M.R. Schodrosk
Notary Public

MY COMMISSION EXPIRES: 02/03/2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
n, 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, a Tennessee Limited Liability Company	The Soto Properties, LLC	
(NAME) 2810 Branwood Dr	(NAME) 805 Church St, Apt 3205	096 13 0 083.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37203	
(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, **INVEST NASHVILLE, 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. 108 on the Plan of TWIN LAWN, of record in Plat Book 2331, Page 9, Register's Office for Davidson County ("RODC").

Said Lot No. 108 fronts 74.6 feet on the North side of Branwood Drive and extends back 151.2 feet on the West line and 153.8 feet on the East line to a dead line in the rear on which it measures 75.5 feet.

Being the same property conveyed to Andrew James, by Warranty deed from E. M. Culver and wife, Avolyn P. Culver, of record in Instrument No. 20010129-0008292, in the Register's Office of Davidson County, Tennessee, dated January 22, 2001, and recorded on January 29, 2001.

Being the same property conveyed to Brentnol James, Single and Andrew James, Single, by Quitclaim deed from Andrew James, Single, of record in Instrument No. 20051031-0130836, in the Register's Office of Davidson County, Tennessee, dated October 24, 2005, and recorded on October 31, 2005. And also see Re-Record recorded in Instrument No. 20051207-0147445.

Being the same property conveyed to Terrence James, by Quitclaim deed from Brentnol James, single, as to my one-half interest, of record in Instrument No. 20080326-0030456, in the Register's Office of Davidson County, Tennessee, dated March 19, 2008, and recorded on March 26, 2008.

Being the same property conveyed to Terrence James and Robert Pool as Tenants in common, by Quitclaim deed from Andrew James, Single, of record in Instrument No. 20090804-0073044, in the Register's Office of Davidson County, Tennessee, dated July 27, 2009, and recorded on August 04, 2009.

Being the same property conveyed to Robert D. Poole also known as Robert Pool and Gloria M. Poole, Trustees of the Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014, by Quitclaim deed from Robert D. Poole also known as Robert Pool, of record in Instrument No. 20240126-0005615, in the Register's Office of Davidson County, Tennessee, dated January 26, 2024 and recorded on January 26, 2024.

ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 and ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 on behalf of Terrence James pursuant to Amended Order Approving Sale of Property entered February 20, 2026 in Docket No. 24-0562-IV in the Chancery Court for Davidson County, Tennessee.

Robert D. Poole has since died on July 4, 2025 leaving Gloria M. Poole as the surviving Trustee. Gloria M. Poole is authorized to sign on behalf of the Trust as the sole surviving Trustee.

Being the same property conveyed to Invest Nashville, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gloria M. Poole, Trustee of the Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014) as to a one-half undivided interest) and Terrence James (as to a one-half undivided interest), of record in Instrument No. 20260327-0024374, in the Register's Office of Davidson County, Tennessee, dated March 25th, 2026 and recorded on March 27th, 2026.

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* *2810 Branwood Dr, Nashville, TN 37214*
(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 25 day of March, 2026

INVEST NASHVILLE, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOSH C. SWEAT, MANAGER

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 Invest Nashville, LLC, and that they as such Managers of Invest Nashville, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Managers of Invest Nashville, LLC.

Witness my hand and official seal this 25 day of March, 2026.

Commission expires:



_____

Notary Public

MS2025-1552