Name and Address of New Owner:
Jordan Holland and Kathryn Holland
603 North 5th Street
Nashville, TN 37207

Send Tax Bills To:

Karen Johnson
Batch # 1402453
04/07/2026 09:31:34 AM
Fees: $13.00 Taxes: $1,757.50
Davidson County
DEEDWARR
2 pgs
20260407-0027682

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4503

Map & Parcel No: 082-07-0-496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Soto Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan Holland and Kathryn Holland, husband and wife ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Arrington Heights, Section 3 of record in Plat Book 3300, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Freddie B. Carpenter, Jr. and wife, Shirley Ann Carpenter by Warranty Deed from H&W Builders, Inc. of record in Book 3614, Page 465, Register's Office for Davidson County, Tennessee, dated August 23, 1963 and recorded on August 23, 1963.

Being the same property conveyed to Shirley Ann Carpenter by Quitclaim Deed from Freddie B Carpenter, Jr. of record in Book 11552, Page 747, Register's Office for Davidson County, Tennessee, dated July 1, 1999 and recorded on July 1, 1999.

Being the same property conveyed to The Soto Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Shirley Ann Carpenter, an unmarried woman, of record in Instrument No. 20241101-0084858, Register's Office for Davidson County, Tennessee, dated October 28, 2024 and recorded November 1, 2024.

Being improved property known as **603 North 5th Street, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of April, 2026.

The Soto Properties, LLC, a Tennessee Limited Liability Company

By:_____
Sairi I. Soto, Member

By:_____
Jose L. Soto, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Sairi I. Soto, Member and Jose L. Soto, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of The Soto Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 3rd day of April, 2026.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of April, 2026.

_____
Notary Public
My commission expires:_____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029