WARRANTY DEED

(SEAL)

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Lafayette

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Julia Carolyn Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2026.

Amelie McGill
Notary Public
MY COMMISSION EXPIRES: at death

AMELIE MCGILL
Notary Public
State of Louisiana
Lafayette Parish
Notary ID # 174561
My Commission is for Life

Karen Johnson Davidson County
Batch# 1402553 DEEDWARR
04/07/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260407-0027831

File #26-TL-2807-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Soto Properties, LLC	**New Owner**	
(NAME) **805 Church St #3205**	(NAME)	**104 14 0 132.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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,

JULIA CAROLYN COPELAND, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE SOTO PROPERTIES, LLC, A LIMITED LIABILITY COMPANY,

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:

Being the Westerly 50 feet of the Northerly 140 feet of Lot No. 25 on the Plan of BELAIR, as of record in Book 332, Page 6, Register's Office for said County.

Said part of said Lot No. 25 fronts 50 feet on the South side of Westwood Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Julia C. Nicholson, by Warranty Deed from Rose G. Gelberman, of record in Book 4942, Page 716, in the Register's Office for Davidson County, Tennessee, dated August 1, 1975 and recorded on August 18, 1975. The said Julia C. Nicholson (also known as Julia Hutcheson Nicholson) died on February 11, 2023 testate, devising subject property to Julia Carolyn Copeland (also known as Julia Copeland Moore). See Probate Case 23P691, Davidson County Circuit Court. Also see Order Closing Estate in Instrument No. 20240415-0026465 and Last Will and Testament in Instrument No. 20240415-0026466, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2807 Westwood Avenue, Nashville, TN 37212.**

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.

Witness my/our hand(s) this the 2nd day of April, 2026.

Julia Carolyn Copeland

Charles Gordon Moore

CHARLES GORDON MOORE, *spouse of* ***JULIA CAROLYN COPELAND,*** *joins in the execution of this instrument for the purpose of conveying any and all marital interest* ***CHARLES GORDON MOORE*** *may have in the above-described real property.*

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Lafayette

On this 2nd day of April, 2026, before me personally appeared Julia Carolyn Copeland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires: at death

AMELIE MCGILL
Notary Public
State of Louisiana
Lafayette Parish
Notary ID # 174561
My Commission is for Life

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Lafayette

On this 3rd day of April, 2026, before me personally appeared Charles Gordon Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires: at death

AMELIE MCGILL
Notary Public
State of Louisiana
Lafayette Parish
Notary ID # 174561
My Commission is for Life

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-2-26.

Affiant Signature

4-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON