Karen Johnson Davidson County
Batch# 1406157 DEEDWARR
04/16/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260416-0031231

Name and Address of New Owner:
Yesenia Marquetti
5226 Dove Trail
Hermitage, TN 37076

Send Tax Bills To:
5226 Dove Trail
Hermitage TN 37076

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4558

Map & Parcel No: 098-05-0-116.00

WARRANTY DEED

FOR AND IN CONSIDE[R]ATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable cons[ideration] the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Soto[s Properties] LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained a[nd sold] d by these presents does hereby sell, give, transfer and convey unto **Yesenia Marquetti[, a single] woman,** "the Grantee," the following described real estate in Davidson County, Tenne[ssee]:

Land in Davidson County[, being] Lot No. 17-A on the Plan of Zone I[Point] Subdivision of record in Plat Book 5200, Page [book] 6200, page 192, in the Register's Office for I[see], to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Soto Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Stephan Britt and Maureen Britt, husband and wife of record in Instrument No. 20220819-0093910 Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 19, 2022.

Being the same property conveyed to Soto Assets LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from The Soto Properties LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230106-0001269 Register's Office for Davidson County, Tennessee, dated December 27, 2022 and recorded on January 06, 2023.

Being improved property known as **5226 Dove Trail, Hermitage, TN 37076.**

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15th day of April, 2026.

Soto Assets, LLC, a Tennessee Limited Liability Company

By:_____
Jose Soto, Member and Authorized Signer

By:_____
Sairi Soto, Member and Authorized Signer

State of Tennessee
County of Davidson

Before me, Ashlynn Her_ of the state and county mentioned, personally appeared Jose Soto, Member and d Signer and Sairi Soto, Member and Authorized Signer with whom I am personall ed (or proved to me on the basis of satisfactory evidence), and who, upon oath, a ed such person to be the Member and Authorized Signer of Soto Assets. LLC. the v ed bargainor, a Limited Liability Company, and that as such Signer, executed the foregoing instrument for the purpose therein c igning the name of the Limited Liability Company as Member and Aut

Witness my hand, at office, this 15th day of April, 2026.

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

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
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 $370,000.00, 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 15th day of April, 2026.

Notary Public
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202604160031231

Certificate of Authenticity

I, Christian Reynolds, 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 **April 15, 2026**.

Date

Affiant Signature

April 15, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before **15** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028