Karen Johnson Davidson County
Batch# 1409842 DEEDWARR
04/22/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20260422-0033330

Name and Address of New Owner:
Lindsay Bryant
3808 Edwards Avenue
Nashville, Tennessee 37216

Send Tax Bills To:
New Owner
Property

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4573

Map & Parcel No: 061-14-0-019.00

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 **Lindsay Bryant, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 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. The said Xuan Thi Chau having since died on June 25, 2018, leaving Qui Van Nguyen as the surviving tenant by the entirety.

Being the same property conveyed to The Soto Properties, LLC, by Warranty Deed from Qui Van Nguyen, a single man, of record in Instrument No. 20260210-0010147, Register's Office for Davidson County, Tennessee, dated January 30, 2026 and recorded on February 10, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **3808 Edwards Avenue, Nashville, Tennessee 37216.**

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 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.

The Soto Properties, LLC, a Tennessee Limited Liability Company

By:_____
Sairi I. Soto, Member

By:_____
Jose 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 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 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 $526,000.00, 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
16th day of April, 2026.

_____
Notary Public
My commission expires:_____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certificate of Authenticity

I, Krystal Schuster, 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 4/15/26.

Date

Affiant Signature

4/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)