Karen Johnson Davidson County
Batch# 1421022 DEEDWARR
05/15/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260515-0043775

Name and Address of New Owner:
Abigail Bradner
5412 Village Way
Nashville, Tennessee 37211

Send Tax Bills To:
United Wholesale Mortgage, LLC
585 South Boulevard East
Pontiac, MI 48341

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4593

Map & Parcel No: 161-10-0A-025.00-CO

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 **Abigail Bradner, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 as shown on the Plat of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shovel Ready, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Patricia Lee, an unmarried person, of record in Instrument No. 20260107-0001453 Register's Office for Davidson County, Tennessee, dated January 6, 2026 and recorded on January 7, 2026.

Being the same property conveyed to The Soto Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Shovel Ready, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20260107-0001471 Register's Office for Davidson County, Tennessee, dated January 6, 2026 and recorded on January 7, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **5412 Village Way, Nashville, Tennessee 37211.**

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 14th day of May, 2026.

The Soto Properties, LLC, a Tennessee Limited Liability Company

By:_____
Jose I. Soto, Member

By:_____
Sairi Soto, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Jose I. Soto, Member and Sairi 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 14th day of May, 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 $510,000.00, 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
14th day of May, 2026.

_____
Notary Public
My commission expires: 9-5-28

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 5-14-26.

Affiant Signature 5-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of May, 2026.

Notary Signature

My Commission Expires: 9-5-28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON