Karen Johnson Davidson County
Batch# 1427339 DEEDWARR
06/02/2026 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20260602-0049659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7TH DAY OF MAY, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/17/2027

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 390426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Daniels Properties, LLC 22204 Hwy 80 E Statesboro, GA 30461	Same as New Owner	069 01 0A 009.00

For and in consideration of the sum of Four Hundred Eighty-Five Thousand And 0/100 ($485,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

3 SOPHIA RAIN LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

DANIELS PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to 3 Sophia Rain LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Guerrier Development, LLC, a Tennessee Limited Liability Company, dated 01/08/2026 and recorded on 02/13/2026 in Instrument No. 20260213-0011463, in the Register's office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried, dated July 31, 2017, and recorded on August 1, 2017, of record in Instrument Number 20170801-0078061, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 342 Sophia Rain Drive, Nashville, TN 37218.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR 3 SOPHIA RAIN LLC, A TENNESSEE LIMITED LIABILITY COMPANY to DANIELS PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 342 SOPHIA RAIN DRIVE, NASHVILLE, TN 37218.]

Witness our/my hand on the 7th day of May, 2026.

3 Sophia Rain LLC

By: Elde Guerrier
Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of 3 Sophia Rain LLC, a Tennessee limited liability company, and is authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of 3 Sophia Rain, LLC by himself/herself as Managing Member

Witness my hand and official seal this 7th day of May, 2026.

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7-14-2027

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 5/7/2026.

Kimberly Hollingshead

Date: 5/7/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2026.

JASON M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/5/29