Karen Johnson Davidson County
Batch# 1443690 DEEDWARR
07/09/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20260709-0062137

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Maury

The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 8th day of July 2026.

Beverly Huff
Notary Public

My commission expires:
2/23/30

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Wiston Javier Gelvez Soto	**WILSON BANK and TRUST**	**06900024400**
1527 E Stewarts Lane, Lot No. 4	**2141 Century Farms Pkwy STE 1009**	
Nashville, TN 37218	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Heritage Bank & Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wiston Javier Gelvez Soto, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, Final Plat of Richards Farms Lots 1-11, of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Heritage Bank & Trust, by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC, a Tennessee Professional Limited Liability Company, as Successor Trustee, dated May 13, 2026, of record in Instrument No. 20260515-0043787, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Rock Home, LLC, a Tennessee limited liability company, by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee limited liability company, dated July 7, 2022, of record in Instrument No. 20220725-0084890, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement of record in Book 8510, Page 820 and 823, in the Register's Office for Davidson County, Tennessee.

Agreed Final Order of record in Book 8549, Page 535, in the Register's Office for Davidson County, Tennessee.

Right of Way of E Stewarts Lane.

Judgment on Declaration of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement of record in Book 2549, Page 515, in the Register's Office for Davidson County, Tennessee.

Easements in favor of The Tennessee Electric Power Company of record in Book 787, Page 44 and Book 787, Page 78, in the Register's Office for Davidson County, Tennessee.

Easement Rights of record in Book 1136, Page 1, in the Register's Office for Davidson County, Tennessee.

Easement rights of record in Book 5, Page 123, in the Register's Office for Davidson County, Tennessee.

Subject to an Easement for a Water Main and terms regarding well rights of record in Book 4084, Page 814, in the Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1527 E Stewarts Lane, Lot No. 4, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Date: 7/8/24

Heritage Bank and Trust Inc., a Tennessee Corporation
BY JACOB LOVE, ITS SENIOR VP AND CFO

STATE OF Tennessee
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JACOB LOVE** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are SENIOR VP AND CFO of Heritage Bank and Trust Inc., a Tennessee Corporation nd that they are authorized by Heritage Bank and Trust Inc., a Tennessee Corporation to execute this instrument on its behalf.

Witness my hand this 8th day of **JULY, 2026.**

Notary Public

My commission expires: 2/23/30

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/8/26 (date of document).

Jennifer Russell
Affiant Signature

7/9/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

