Name and Address of New Owner:
The Soto Properties, LLC
805 Church Street, Apt 3205
Nashville, TN 37203

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1466630 DEEDWARR
09/01/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260901-0080798

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4789

Map & Parcel No: 096-14-0-062

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, **James Lamar Hurt and Shawna L. Gallant-Hurt, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **The Soto Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 409 on the Plan of Cloverhill, Section 7 of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to James E. Hurt, Jr., unmarried, by Warranty Deed from Deborah Diane Ralph, of record in Book 10919, Page 66, Register's Office for Davidson County, Tennessee, dated April 30, 1998, and recorded May 6, 1998. The said James E. Hurt, Jr. a/k/a James Edmond Hurt, Jr. died testate on January 29, 2026. His estate being administered in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 26P-1002, vesting the subject property in Sheryl Lynn Hurt. The said Sheryl Lynn Hurt died testate on April 26, 2026. Her estate being administered the Seventh Circuit Court for Davidson County, Tennessee, Case No. 26P-1001, vesting the subject property in James Lamar Hurt.

Being the same property conveyed to James Lamar Hurt, a married man, by Quitclaim Deed from James Lamar Hurt, devisee of the estate of Sheryl Lynn Hurt, which is the devisee of the Estate of James Edmond Hurt, Jr. (aka James E. Hurt, Jr.) of record in Instrument No. 20260708-0061781 Register's Office for Davidson County, Tennessee, dated July 2, 2026 and recorded on July 8, 2026.

Being the same property conveyed to James Lamar Hurt and Shawna L. Gallant-Hurt, husband and wife, by Quitclaim Deed from James Lamar Hurt, a married man, of record in Instrument No. 20260708-0061782, Register's Office for Davidson County, Tennessee, dated July 2, 2026 and recorded on July 8, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **2939 Lakeland Drive, Nashville, Tennessee 37214**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of August, 2026.

James Lamar Hurt (SEAL)

Shawna L. Gallant-Hurt (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Lamar Hurt and Shawna L. Gallant-Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

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 $205,000.00, 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
20th day of August, 2026.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

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 8/20/26.

Affiant Signature

8/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

