Karen Johnson Davidson County
Batch# 1476724 DEEDWARR
09/23/2026 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20260923-0088335

Name and Address of New Owner:
James Goodwin and Laura Goodwin
2939 Lakeland Drive
Nashville, Tennessee 37214.

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4494

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, **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 **James Darrell Goodwin and Laura Goodwin, husband and wife,** "the Grantees," 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.

Being the same property conveyed to The Soto Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James Lamar Hurt and Shawna L. Gallant-Hurt, husband and wife, of record in Instrument No. 20260901-0080798, Register's Office for Davidson County, Tennessee, dated August 20, 2026, and recorded September 1, 2026.

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

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 Grantees, and the Grantees' 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 21st day of September, 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 21st day of September, 2026.

Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY OF

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 $245,000.00, 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 21st day of September, 2026.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOSWAMSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-21-26.

Affiant Signature

9-21-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

