WARRANTY DEED

Karen Johnson
Batch # 1476743
09/23/2026 03:04:57 PM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20260923-0088383

B-ELAM-26-234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kara Drago	**CMG Mortgage Inc. dba CMG Home Loans**	
(NAME)	(NAME)	**073 07 0 196.00**
2437 Robbie Ct	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE SOTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARA DRAGO, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30A on the Plan of ZONE LOT DIVISION, LOTS 27 THROUGH 32 CABIN HILL, SECTION FOUR, as of record in Plat Book 5200, Page 795, amended in Plat Book 6250, Page 731, corrected in Book 8305, Page 620, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to The Soto Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Slab & Block, LLC, of record in Instrument No. 20260514-0043476, in the Register's Office of Davidson County, Tennessee, dated April 30, 2026 and recorded on May 14, 2026.

Being the same property conveyed to Slab & Block, LLC, by Warranty Deed from Cameron D. Pearson, of record in Instrument No. 20260514-0043442, in the Register's Office of Davidson County, Tennessee, dated April 30, 2026 and recorded on May 14, 2026.

Being the same property conveyed to Cameron D. Pearson, by Warranty Deed from John E. Smith, Sr., of record in Instrument No. 20050926-0115445, in the Register's Office of Davidson County, Tennessee, dated September 14, 2005 and recorded on September 26, 2005.

This conveyance is subject to:

- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOTS 27 THROUGH 32 CABIN HILL, SECTION FOUR, as recorded in Plat Book 5200, Page(s) 795 as amended in Plat Book 6250, Page 731 and Surveyor's Certificate of Correction recorded in Book 8305, Page 620.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6430, Page 508 and Book 9412, Page 317.
- Charter for Two Rivers Place Owners Association recorded in Book 6560, Page 154.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2437 Robbie Ct, Nashville, Tennessee 37214**.

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 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 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.

Witness my/our hand(s) this the 21 DAY OF SEPTEMBER, 2026.

The Soto Properties, LLC

BY: _____
Sairi I Soto
Member

BY: _____
Jose L. Soto
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAIRI I SOTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE SOTO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of September, 2026.

_____
Notary Public
My ~~Commission~~ Expires: 11/28/27
(SEAL)

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE L. SOTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE SOTO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of September, 2026.

_____
Notary Public
My Commission Expires: 11/28/27
(SEAL)

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212