Batch # 1483906 DEEDWARR
10/14/2026 03:37:51 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20261014-0094514

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Soto Properties LLC, a Tennessee limited liability company, with a 50% undivided interest, and James A. Fineman, married with a 50% undivided interest** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Palmer Sadlowski, an unmarried man and Noelle Mauro, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 527 Elaine Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250808-0063055, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert L. Ferguson, Jr., and Helen B. Pruitt, both unmarried joint tenants with right of survivorship by Warranty Deed from Michael W. Mann, unmarried of record in Book 9452, page 580, Register's Office for Davidson County, Tennessee, dated August 30, 1994 and recorded on September 01, 1994. Robert L. Ferguson Jr., died on September 17, 2022 leaving Helen B. Pruitt as sole tenant by entirety. Helen B. Pruitt died January 26, 2024 leaving her interest in subject property to her sole heir at law by affidavit of heirship in Instrument No. 20250417-0029535, said Register's Office.

Being a portion of the same property conveyed to The Soto Properties and James A. Fineman and Joseph Bosas, by Warranty Deed from Robert V. Ferguson dated April 15, 2025 and recorded April 17, 2025 in Instrument No. 20250417-0029537, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to The Soto Properties LLC, a Tennessee limited liability company, with a 50% undivided interest, and James A. Fineman, married with a 50% undivided interest by Warranty Deed from Joseph Bosas of record in Instrument No. 20250731-0060376 Register's Office for Davidson County, Tennessee, dated July 30, 2025 and recorded on July 31, 2025. The subject property has not been the residence of the Grantors or Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 529 Elaine Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joseph Palmer Sadlowski	**Legacy Home Loans, LLC DBA**	**091-09-2W-002.00**
Noelle Mauro	**408 Highway 76**	
529 Elaine Avenue	**White House, TN 37188**	
Nashville, TN 37209		

WITNESS THE EXECUTION HEREOF this 13th day of October, 2026.

James A. Fineman

State of Tennessee)
County of Davidson **)**

On this 13th day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James A. Fineman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3·6·2029

ASHLEY DAWN BARR TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

The Soto Properties, LLC, a Tennessee limited liability company

By: Jose L. Soto, Member **Sairi I. Soto, Member**

State of Tennessee)
County of Davidson)

On this 13th day of October, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jose L. Soto and Sairi I. Soto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, The Soto Properties, LLC, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Soto Properties, LLC, as Members.

Notary Public

My Commission Expires: 3·6·2029

ASHLEY DAWN BARR TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 795,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of October, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON