THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405
HQ220313

Karen Johnson Davidson County
Batch# 888648 DEEDWARR
07/14/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20220714-0080784

Address New Owner(s) and Send Tax Bills To:
Cinco Palmas, LLC, a Tennessee limited liability company
5227 Dove Trail
Hermitage, TN 37076

Map & Parcel Nos.:
098-05-0-170.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 31 **day of May 2022**, by and between **Mark Stephen Ballard, married and attesting to the fact that said property has never been and is not now, my principal residence or that of my spouse**, party of the first part, and **Cinco Palmas, LLC, a Tennessee limited liability company**, party of the second part,

WITNESSETH: That for and in consideration of **Ten Dollars ($10.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage, County of Davidson, State of TN:

All that certain real property located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 18B on the Zone Plan of Lot Division of Lots 16 and 18 Hunter's Point Subdivision, of record in Book 5200, Page 736, as amended by the Plan of record in Book 6200, page 185 in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736, as amended by the Plan of record in Book 6200, page 185 in the Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3814, Page 736; Book 3897, Page 926; Book 6207, Page 609; Book 6256 Page 294; Book 6279, Page 741; Book 6313, Page 508 and 6200 Page 185 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Charter of record in Book 6256, Page 293 and Book 6256, Page 294, in the Register's Office for Davidson County, Tennessee.

Subject to Permanent Drainage Easement and Right of Entry for Construction Purposes and Amendment and Change to Lots 7, 8, 9, 50 and 51 of record in Book 9570, Page 936, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement of record in Book 6316, Page 508, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Stephen Ballard and wife, Tammy Lanette Ballard by Warranty Deed from Stanley Boyd Ballard and wife, Betty Ann Ballard of record in Book 8452, page 608, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on September 30, 1991. (Value or consideration shown in aforementioned deed $ 46,744.45.)

And also being the same property conveyed to Mark Stephen Ballard by Quitclaim Deed from Tammy Lanette Ballard of record in Instrument No. 20021031-0133676 Register's Office for Davidson County, Tennessee, dated August 08, 2002 and recorded on October 31, 2002. (Value of consideration shown in aforementioned deed $ 0.00.) Being also known as 5227 Dove Trail, Hermitage, Tennessee, 37076.

The following is for informational purposes only:

Property Address: 5227 Dove Tr.
Zone Lot Division Lots 16 & 18 Hunters Point S/D, Lot 18B

Parcel No.: 098-05-0-170.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark Stephen Ballard

STATE OF TN
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Stephen Ballard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31 **day of** May, **2022.**

Notary Public

My commission expires: 5/16/2026

BONNIE FULMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$125,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31 **day of** May **, 2022.**

Notary Public

My commission expires: 12/22/2025

TAYLOR SALGADO
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 12-22-2025

PROPERTY ADDRESS:
5227 Dove Trail, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

05/31/2022 (date of document).

Vesta Dunlap
Affiant Signature

June 10, 2022
Date

STATE OF TENNESSEE

COUNTY OF HAMILTON

Sworn to and subscribed before me on this 10th day of June, 2022.

Notary

MY COMMISSION EXPIRES: 12/22/2025

