NAME AND ADDRESS OF NEW OWNERS:
Cinco Palmas LLC
120 Providence Trail
Mount Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
SAME AS NEW OWNER

Karen Johnson Davidson County
Batch# 924906 DEEDWARR
10/04/2022 08:47:30 AM 5 pgs
Fees: $28.00 Taxes: $758.50
20221004-0109217

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 098 05 0 117.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Aaron Kinser, Jr.,** hereinafter the "Grantor" have bargained and sold and do hereby transfer and convey unto **Cinco Palmas LLC**, a Tennessee limited liability company, hereinafter the "Grantee," its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 18A, on the Plan of Zone Lot Division, Lots 16 and 18, Hunter's Point Subdivision, as shown by plat appearing of record in Plat Book 5200, page 736 and as amended in Book 6200, page 185, in the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Dottie Kinser, an unmarried woman by Warranty Deed filed for record on July 15, 2016, in Instrument No. 20160715-0072820, of the Register's Office of Davidson County, Tennessee. The said Dottie Kinser died intestate on January 12, 2022, leaving Aaron Kinser, Jr, as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 202210040109216 **, in the Register's Office of Davidson County, Tennessee. Aaron Kinser, Jr. was appointed as Administrator of the Estate of Dottie Kinser as evidenced by Letters of Administration issued by the Circuit Court Probate Division of Davidson County, Tennessee, dated June 23, 2022.**

This conveyance is subject to title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2022 real property taxes which will be prorated at closing.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Aaron Kinser, Jr. hereby quitclaims any and all interest of the estate in the herein described property to the said Grantee.

WITNESS MY HAND AND SIGNATURE on this the 30th day of September, 2022.

Aaron Kinser, Jr Administrator of the Estate
of Dottie Kinser

Aaron Kinser

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Kinser, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be the Administrator of the Estate of Dottie Kinser, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2022.

Commission expires: 4.17.23

Notary Public

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY TENNESSEE

STATE OF
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Kinser, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2022.

Commission expires: 4.17.23

Notary Public

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Witness my hand at office this 30th day of September 2022.

Commission expires: 4-17-2023

Notary Public

LISA CONNALLY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Bridgette N. Anderson, do hereby make oath that I am 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 9/30/22 (date of document).

Bridgette N. Anderson

Affiant Signature

10/3/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of October, 2022.

Notary Signature

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/15/2026