Name and Address of New Owner:
Cinco Management Property Holdings, LLC
3414 Hopkins Street, Unit A
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13216005100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 25-4157

Karen Johnson
Batch # 1265642
04/29/2025 10 46 53 AM
Fees $13 00 Taxes $2,216 30

Davidson County
DEEDWARR
2 pgs

20250429-0032901

# 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, **El Gallito Investment, 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 **Cinco Management Property Holdings, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 857 ON THE PLAN OF CALDWELL HALL, SECTION THIRTEEN, OF RECORD IN PLAT BOOK 3300, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to El Gallito Investment, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated June 24, 2024, and being of record at Instrument No. 20240626-0047774 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 444 Lynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 25th day of April, 2025.

El Gallito Investment, LLC, a Tennessee Limited Liability Company

By: _____
Ernesto Rodriguez Lastre, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Greg Fairbetter of the state and county mentioned, personally appeared Ernesto Rodriguez Lastre, Sole Member of El Gallito Investment, LLC, 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 Sole Member of El Gallito Investment, LLC, the within named bargainor, a Limited Liability Company, and that such Ernesto Rodriguez Lastre, Sole Member of El Gallito Investment, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 25th day of April, 2025.

_____
Notary Signature

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Printed Name: Greg Fairbetter

My commission expires. _____

**AFFIDAVIT OF VALUE**

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 $599,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of April, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

_____
Notary Signature
My commission expires. 05/08/28