Name and Address of New Owner:
Mary Patricia Heinritz
800 Crockett Street
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-16-0-071

Karen Johnson Davidson County
Batch# 1312873 DEEDWARR
08/20/2025 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $3,774.00
20250820-0066726

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, **K5 Capital, LLC, a Tennessee Limited Liability Company LLC,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Patricia Heinritz, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 4 on Williams and Hays Company's West Bellview Plan, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 100 feet on the southerly side of Crockett Street and extends back southerly between lines and with the easterly margin of Rosedale Avenue 115 feet to a dead line on which it measures 100 feet.

Being the same property conveyed to Rico J. Hamilton, Sr., and wife, Linda S. Hamilton by Warranty Deed from Steve Abbate and wife, Maryann Abbate, Harold D. Feener, III and wife, Sharon Feener, Stanley Feener and wife, Gladys Feener, and James David Carter and wife, Polly Ann Carter of record in Book 8356, page 840, Register's Office for Davidson County, Tennessee, dated May 10, 1991 and recorded on May 22, 1991.

Being the same property conveyed to Joel Hamilton, Sr., and Linda R. Hamilton, as tenants in common with right of survivorship by Quitclaim Deed from Rico J. Hamilton, Sr., and wife, Linda S. Hamilton of record in Book 11376, page 260, Register's Office for Davidson County, Tennessee, dated March 08, 1999 and recorded on March 09, 1999 and re-recorded Quitclaim Deed on July 10, 2000, Instrument No. 20000710-0068216.

The said Linda S. Hamilton a/k/a Linda R. Hamilton having since died on or about March 22, 2021 leaving Joel Hamilton, Sr. as sole surviving tenant.

The said Joel Hamilton, Sr., having since died intestate on September 19, 2023, being survived by Alethea Johnson, Tawana Driver, and Joel R. Hamilton, Jr. as attested in Affidavit of Heirship of record as Instrument No. 20250818-0065594 in the Register's Office for Davidson County, Tennessee.

The Estate of Joel R. Hamilton, Sr. was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P2074, appointing Alethea Johnson as Personal Representative.

Being the same property conveyed to K5 Capital LLC, a Tennessee Limited Liability Company by Warranty Deed from Alethea Johnson, Administrator of the Estate of Joel R. Hamilton, Sr of record in Instrument No. 20231211-0095380 Register's Office for Davidson County, Tennessee, dated December, 05, 2023 and recorded on December 11, 2023.

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 18th day of August, 2025.

K5 Capital, LLC

By:_____(SEAL)
Angeline Kinnon, its Authorized Member

By:_____(SEAL)
Peter Kinnon, its Authorized Member

STATE OF Massachusetts
COUNTY OF Essex

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Angeline Kinnon and Peter Kinnon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Authorized Members of K5 Capital, LLC, the within named bargainor, and as such Authorized Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of K5 Capital, LLC, by themselves as Authorized Members.

Witness my hand and seal, this 18th day of August, 2025.

_____ Michael J O Sullivan
Notary Signature

My commission expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,020,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of August, 2025.

Notary Public
My commission expires: 5/30/29
File No. 2025-8201-RS

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Rafoth, do hereby make oath that I am a licensed attorney and/or 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

August 18, 2025

Date

Affiant Signature

8/18/25

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 18 day of August, 20 25

Notary's Signature

My commission expires 7/25/25
Date

Notary's Seal (if on paper)

Lynn McAllister
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY