WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429760 DEEDWARR
06/09/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260609-0051944

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Ann Berlin	New owner	098-05-0-117.00
(NAME)	(NAME)	
5225 Dove Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Cinco Palmas LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Katherine Ann Berlin, single,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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 Pointe 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 Davidson 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 from Deborah S. Beasley, an unmarried woman, dated 07/13/2016, of record in Instrument No. 20160715-0072820, Register's Office for Davidson County, Tennessee.

The said Dottie Kinser died intestate on 01/12/2022, leaving the said Aaron Kinser, Jr, as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20221004-0109216, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cinco Palmas LLC, a Tennessee Limited Liability Company by Warranty Deed from Aaron Kinser, Jr, dated 09/30/2022, of record in Instrument No. 20221004-0109217, as affected by Scrivener's Affidavit of record Instrument No. 20230327-0022074, in Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5225 Dove Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 5th day of June, 2026.

Cinco Palmas LLC, a Tennessee limited liability company

By: _____

Jose Luis Soto Fundora, Authorized Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jose Luis Soto Fundora with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Authorized Member the within named bargainor, a TN Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jose Luis Soto Fundora, as such Authorized Member.

Witness my hand and Official seal this 5th day of June, 2026.

_____

Notary Public:

My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

File No.: 2909981
Warranty Deed TN

202606090051944

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 June 5, 2026.

Affiant Signature

June 8, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

8th day of June, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028