WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2026 .

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Hector M. Caraballo Concepcion	Southern Bancorp Bank	150-07-0-393.00
3321 Towne Village Rd	601 Main Street	
Antioch, TN 37013	Arkadelphia, AR 71923	

Karen Johnson Davidson County
Batch# 1455987 DEEDWARR
08/05/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260805-0072231

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Patrick Cole, Executor of the Estate of Jimmy G. Cole and Patrick Cole, devisee of the Last Will and Testament of Jimmy G. Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hector M. Caraballo Concepcion, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 374, on the Plan of Towne Village of the Country, Section Four-B, of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jim Cole, unmarried by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 9/12/13 and filed for record in Instrument No. 20130916-0097088, Register's Office for Davidson County, Tennessee.

Jim Cole died testate 4/4/25. Patrick Cole was appointed Executor of the Estate of Jimmy G. Cole by Letters Testamentary filed in Docket No. 25P1680 in the Circuit Court of Davidson County, Tennessee.

Jim Cole and Jimmy G. Cole are one and the same person.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 6250, Page 496, said Register's Office.

Subject to Restrictive Covenants of record in Book 6582, Page 568, Register's Office said County.

This is unimproved X improved property, known as 3321 Towne Village Rd, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 31st day of July, 2026.

Estate of Jimmy G. Cole

By: Patrick Cole Executor
Patrick Cole, Executor

Patrick Cole
Patrick Cole

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick Cole as Executor of the Estate of Jimmy G. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2026.

Cassie Pulley
Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 31st day of July, 2026, before me personally appeared Patrick Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2026.

Cassie Pulley
Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/31/26.

Affiant Signature

Date: 7/31/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 31st day of July, 20 26.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER