This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-5838-TM

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2025.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1273537 DEEDWARR
05/15/2025 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20250515-0038282

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cedar Brook Properties Funding 3, LLC 4425 Ponce de Leon 2nd Floor Coral Gables, FL 33146	New Owner	004-00-0-006.01

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Shandy Rawls, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described real property located in Davidson County, Tennessee:

Lying on the West side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road, thence North 8° west 218 feet to a point in the West margin of the Nashville-Springfield Pike: thence south 80° 15' west and 53 feet to a point; thence south 67° 30' east 175.8 feet to a point n the center of the Coopertown Road, thence with the center of the same, south 62° 45' east 275 feet to the point of beginning

CONVEYED HEREWITH is an easement for septic lines upon property in Tax Map 4, Parcel 6.00, per Instrument 20090612-0054717, said Register's Office.

Being the same property conveyed to Shandy Rawls, an unmarried woman, by Quit Claim Deed from Michael Rawls, dated April 9, 2025 and recorded April 11, 2025, of record in Instrument No. 20250411-0027365, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Rawls, by Warranty Deed from John Martin Yount, dated June 25, 2021 and recorded July 13, 2021, of record in Instrument No. 20210713-0094213, Register's Office of Davidson County, Tennessee.

This is improved property located at: **8400 Coopertown Road, Joelton, TN 37080**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2025.

GRANTOR:

Shandy Rawls

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shandy Rawls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2025.

Notary Public
My Commission expires: 5/23/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/23/2028
ROBERTSON COUNTY

202505150038282

Tennessee Certification of Electronic Document

I, Amanda Dombrowski, 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 04/17/2025 (date of document).

Affiant Signature

05/15/2025
Date

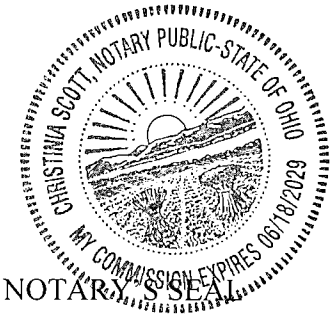
State of Ohio

County of Fairfield

Sworn to and subscribed before me this 15th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/18/2029



NOTARY'S SEAL