This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510340 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$500,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 27th day of May, 2025. Notary Public My Commission Expires: 01.30.29

ATIRA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 27th day of May, 2025, among:

5107 BRIARWOOD DRIVE, LLC, AN INDIVIDUAL PROTECTED SERIES OF PSALMS 344, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NATHAN CERVANTEZ AND CATHERINE BRENKUS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, page 16, Register's Office for said County.

Said Lot No. 326 fronts 103 feet on the southerly margin of Briarwood Drive and runs back between lines measuring 225.1 feet on the northwesterly and 202.6 feet on the southeasterly side of a line in the rear on which it measures 97.7 feet.

Being the same property conveyed to LeShaun V. Sims by Warranty Deed from Rodney Fortner and Alexander Rivera, as joint tenants with the right of survivorship of record in Instrument No. 20200922-0108677 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 22, 2020.

Being the same property conveyed to 5107 Briarwood Drive LLC by Quitclaim Deed from LeShaun V. Sims of record in Instrument No. 20210708-0092033 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on July 08, 2021.

Being also known as 5107 Briarwood Drive Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

Karen Johnson Davidson County
Batch# 1278336 DEEDWARR
05/28/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250528-0041676

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

5107 Briarwood Drive, LLC, an individual protected series of ~~Palms~~ * Psalms 344, LLC, a Tennessee Series Limited Liability Company

BY: _____
LeShaun V. Sims, Sole Member

State of NEVADA
County of CLARK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **LeShaun V. Sims** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Sole Member** of **5107 Briarwood Drive, LLC, an individual protected series of ~~Palms~~ * Psalms 344, LLC, a Tennessee Series Limited Liability Company.**

Witness my hand and official seal this 19th day of May, 2025.

MAYLENE DELOS SANTOS
Notary Public, State of Nevada
Appointment No. 22-3106-01
My Appt. Expires May 6, 2026

_____
Notary Public
My Commission Expires: MAY 6 2026

Owner Name & Property Address:

Name: Nathan Cervantez and Catherine Brenkus
Address: 4938 Byrd Lane
City, State, Zip: College Grove, TN, 37046

Responsible Party For Taxes:

Name: United American Mortgage Corporation
Address: 3198 Airport Loop Dr. Suite F
City, State, Zip: Costa Mesa, CA, 92626

Tax ID: 147-10-0-081.00

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 May 27, 2025.

Date

Affiant Signature

5-27-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY