STATE OF New York
COUNTY OF Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 10/25/2027

WARRANTY DEED

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

LL-PI-25-8400

Karen Johnson Davidson County
Batch # 1280616 DEEDWARR
06/02/2025 03 27 10 PM 3 pgs
Fees $18 00 Taxes $710 40

20250602-0043242

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Paradigm Investments, LLC	**New Owner**	
(NAME)	(NAME)	**004-00-0-006.01**
2000 Mallory Lane, Suite 130		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 consideration, the receipt of which is hereby acknowledged, **CEDAR BROOK PROPERTIES FUNDING 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARADIGM INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 53 feet to a point, thence south 67° 30' west 175.8 feet to a point in the center of the Coopertown Road, thence with the center of the same, south 62° 45' east 275 feet to the point of beginning

Being the same property conveyed to John B Yount, Jr and wife, June S Yount by Warranty Deed from Clyde Moss and wife, Verlean A Moss of record in Book 3435, page 111, Register's Office for Davidson County, Tennessee, dated September 21, 1962 and recorded on September 25, 1962

The said June S Yount a/k/a Novissia June Yount having died on or about January 3, 2015, vesting John B Yount, Jr as surviving tenant by the entirety

The said John B Yount, Jr having died on or about May 10, 2015, with the Estate of John B Yount being administered under Docket No 15P1019, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Also, see Affidavit of Heirship of record in Instrument No 20160119-0005017, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Susan Marie Yount Malmberg and John Martin Yount by Quitclaim Deed from Nancy Ann Yount Joplin, Executrix, John Martin Yount, Susan Marie Yount Malmberg and Joe Standifer Yount of record in Instrument No 20160216-0014593 Register's Office for Davidson County, Tennessee, dated January 5, 2016 and recorded on February 16, 2016

The said Susan Marie Yount Malmberg having died on or about April 22, 2021, with the Estate of Susan Yount Malmberg being administered under Case No 21P904, in the Seventh Circuit Court of Davidson County, Tennessee Also, see Affidavit of Heirship of record in Instrument No 20210601-0073275, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to John Martin Yount by Quitclaim Deed from Heather Tapscott Townshend of record in Instrument No 20210713-0094211 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on July 13, 2021

Being the same property conveyed to John Martin Yount by Quitclaim Deed from Andrew Dickerson of record in Instrument No 20210713-0094212 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on July 13, 2021

Being the same property conveyed to Michael Rawls by Warranty Deed from John Martin Yount of record in

Instrument No 20210713-0094213 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 13, 2021.

Being the same property conveyed to Shandy Rawls, an unmarried woman by Quitclaim Deed from Michael Rawls, also known as Micheal Rawls, an unmarried man of record in Instrument No 20250411-0027365 Register's Office for Davidson County, Tennessee, dated April 9, 2025 and recorded on April 11, 2025

Being the same property conveyed to Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Shandy Rawls, an unmarried woman of record in Instrument No 20250515-0038282 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on May 15, 2025

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- General Easement Agreement of record in Instrument Number 20090612-0054717, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Subject to right-of-way of Coopertown Road and Whites Creek Pike
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8400 Coopertown Road, Joelton, Tennessee 37080**

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), their heirs and 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), 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/our hand(s) this the 27th DAY OF MAY, 2025

Cedar Brook Properties Funding 3, LLC

BY _____
Brian Conway
Vice President

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN CONWAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the VICE PRESIDENT of CEDAR BROOK PROPERTIES FUNDING 3, LLC the within named bargainor, a limited liability company, and that he/she as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of May, 2025

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin, 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 29, 2025~~ MAY 27, 2025 (date of document).

Dawn Martin
Affiant Signature

Date 5/29/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2025.

S Chapel Drummond
Notary Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025