Karen Johnson Davidson County
Batch# 1300689 DEEDWARR
07/22/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250722-0057794

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-6643-SL

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Fairfield

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2025.

Notary Public
My Commission Expires: 6/18/2029

NOTARY PUBLIC-STATE OF OHIO
CHRISTINA SOTTILE
MY COMMISSION EXPIRES 06/18/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cedar Brook Properties Funding 3, LLC 4425 Ponce de Leon Blvd., 2nd Floor Coral Gables, FL 33146	New Owner	041-04-0-034.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joan Manning a/k/a Joan Guerlayne Manning, unmarried** (individually and/or collectively, "Grantor"), transfers and conveys 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 Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 47 on the Plat of Dalemere Subdivision, Section 3, as of record in Book 3300, Page 6, Register's Office for said County.

Said Lot No. 47 fronts 93.45 feet on the Easterly side of Matilda Street and extends back 314.40 Feet on the Northerly line and 260 feet on the Southerly line to a deed line, measuring 214.02 feet thereon.

Being the same property conveyed to Joan Manning by Warranty Deed from Dora E. Manning, Widow, dated January 15th, 1996, recorded January 26, 1996, of record in Book 9927, Page 704, Register's Office for Davidson County, Tennessee.

Joan Manning is also known as and is one and the same person as Joan Guerlayne Manning.

This Instrument is executed on behalf of Joan Manning a/k/a Joan Guerlayne Manning ("Principal") by the Tennessee Baptist Foundation, a Tennessee nonprofit corporation, by and through Tod Tanner as its Executive Vice President, pursuant to the Power of Attorney of record in Instrument Number 20250121-0057365, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4045 Matilda Street, Nashville, TN 37207.**

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 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 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 16th day of July, 2025.

GRANTOR:

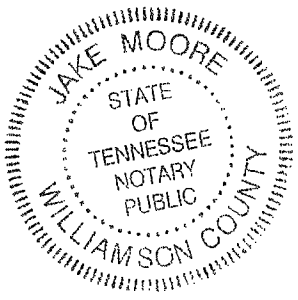
The Tennessee Baptist Foundation, a Tennessee nonprofit corporation, as Attorney-in-Fact for Joan Manning a/k/a Joan Guerlayne Manning

By: _____
Tod Tanner, Executive Vice President

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tod Tanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that the Tennessee Baptist Foundation, a Tennessee nonprofit corporation, is the attorney in fact for Joan Manning a/k/a Joan Guerlayne Manning, and that the Tennessee Baptist Foundation is authorized by Joan Manning a/k/a Joan Guerlayne Manning to execute this instrument on her behalf, and who further acknowledged that he is the Executive Vice President of the Tennessee Baptist Foundation, and that he is authorized by the Tennessee Baptist Foundation to execute this instrument on its behalf as such Executive Vice President.

WITNESS my hand and seal at office this 16th day of July, 2025.



_____
Notary Public
My Commission expires: 9-21-26

EXHIBIT "A"
TO Warranty Deed
From: Joan Manning a/k/a Joan Guerlayne Manning
To: Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Executive Vice President of the Tennessee Baptist Foundation, which said Foundation is the Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 16th day of July, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY