WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302060 DEEDWARR
07/25/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250725-0058892

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company	Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company	Parcel ID: 032 16 0 011.00
(NAME) 4425 Ponce De Leon Blvd. 2nd Floor	(NAME) 4425 Ponce Delone BLVD	
(ADDRESS) Coral Gables, FL 33146	(ADDRESS) Coral Gables, FL 33146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Martha Wallace, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company**, 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. 92 on the plan of Dalemere Subdivision, Section 5 as of record in Book 3600, page 19 in the Register's Office for said County.

Said Lot No. 92 fronts 102.47 feet on the westerly side of Marydale Drive, said line extending between an iron pin and concrete monument; the lot extends back 386 feet on the south to a concrete monument, and 341.95 feet on the north to an iron pin; said lot measures 128.55 feet on the rear line between said monument and pin.

Being the same property conveyed to O. F. Wallace Jr. and wife, Martha W. Wallace from Dianna Sue Pickel by Deed dated July 28, 1972 and recorded on July 28, 1972 in Book 4623, Page 284, Register's Office of Davidson County, Tennessee. Property was divested from O. F. Wallace, Jr. and fully vested in Martha Walden Wallace by the Final Decree recorded in Book 5266, Page 123, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4112 Marydale Dr., Nashville, TN 37207

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 our hands this 23rd day of July, 2025.

Martha Wallace

Martha Wallace

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Martha Wallace, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2025.

Notary Public

My Commission Expires: 5/14/29

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

July 23, 2025.

Date

Affiant Signature

July 25, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON