Karen Johnson Davidson County
Batch# 1319875 DEEDWARR
09/08/2025 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $777.00
20250908-0071569

File No: 3004 Lakeshore Drive

After Recording, Send to:
Total Title Services, LLC
799 Windmiller Drive, Suite 200
Pickerington, Ohio 43147

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

New Owner Address/Send Tax Bills To:
Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company, 4425 Ponce De Leon Blvd., 2nd Floor, Coral Gables, FL 33146

Tax Parcel Number: 05312015800

GENERAL WARRANTY DEED

Linda Faye Ray, unmarried, ("Grantor"), of **3004 Lakeshore Drive, Nashville, TN 37138** for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company**, ("Grantee"), whose tax mailing address is **4425 Ponce De Leon Blvd., 2nd Floor, Coral Gables, FL 33146**, the following described real estate:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Beginning at a point in the southwesterly margin of Pitts Avenue, at the corner of Lots No. 5 and 6; thence with the line between said lots, southwesterly 150 feet to a corner of Lot No. 7; thence with the line between Nos 6 and 7, southeasterly 74.5 feet to the northwesterly margin of 32nd Street; thence with the margin of same, northeasterly 130 feet to the beginning of a curve; thence around said

curve, northerly 31.4 feet to the westerly margin of Pitts Avenue: thence with the margin of same, northwesterly 54.5 feet to the point of beginning.

Parcel ID: 05312015800

Property commonly known as: 3004 Lakeshore Drive, Nashville, TN 37138

The instrument constituting the source of Grantor's interest in the foregoing described herein was an Affidavit of Fee Ownership recorded as Instrument No. 20070417-0045558 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Aug 22, 2025

Linda Faye Ray

Linda Faye Ray

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Linda Faye Ray**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of Aug, 2025.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

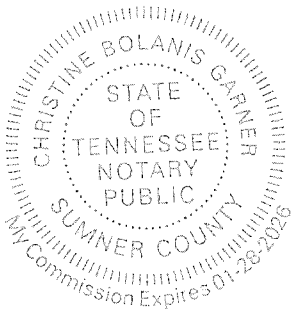
Linda Faye Ray
Affiant

Subscribed and sworn to before me on this the 22 day of Aug, 2025.

Notary Public

My Commission Expires: January 28, 2026

SEAL



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 08/22/2025 (date of document).

Affiant Signature

09/06/2025
Date

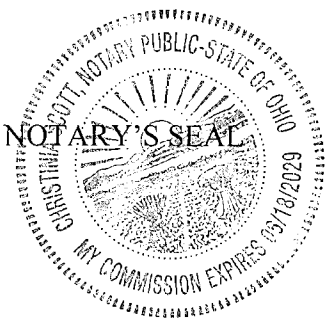
State of Ohio

County of Fairfield

Sworn to and subscribed before me this 6th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 06/18/2029



NOTARY'S SEAL