Karen Johnson Davidson County
Batch# 1321530 DEEDWARR
09/12/2025 02:34:30 PM 5 pgs
Fees: $28.00 Taxes: $684.50
20250912-0073036

File No: 328 Wimpole 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.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

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: 119040031.00

GENERAL WARRANTY DEED

Daniel Leach, Trustee of the Residuary Trust of the Estate of June Pulliam dated June 19, 2016, ("Grantor"), whose mailing address is **27 Oakley Avenue, Corry, PA 16407**, 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Gleneliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 87 feet on the southerly side

of Wimpole Drive and runs back 303.3 feet on the easterly line and 310.2 feet on the westerly side to a dead line, measuring 87.2 feet thereon.

Property commonly known as: 328 Wimpole Drive, Nashville, TN 37221

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20180129-0009139 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 11904003100

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 AUGUST 27th, 2025:

Daniel Leach TRUSTEE

Daniel Leach, Trustee of the Residuary Trust of the Estate of June Pulliam dated June 19, 2016

STATE OF PA
COUNTY OF ERIE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Daniel Leach**, personally known to me, or has produced DRIVERS LICENSE 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 27 day of AUG, 2025.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
TREY D VAUGHN - Notary Public
Erie County
My Commission Expires August 3, 2029
Commission Number 1406241

STATE OF PA
COUNTY OF ERIE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 185,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 27 day of AUGUST, 2025.

Notary Public

My Commission Expires: 8/3/2029

SEAL

Commonwealth of Pennsylvania - Notary Seal
TREY D VAUGHN - Notary Public
Erie County
My Commission Expires August 3, 2029
Commission Number 1406241

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 08/27/2025 (date of document).

Affiant Signature

09/12/2025
Date

State of Ohio

County of Fairfield

Sworn to and subscribed before me this 12th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/28

NOTARY'S SEAL



MIRIAM YOUNG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-02-2028