Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0229

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

MADISON ESQUIVEL
Notary Public
State of Florida
Comm# HH492942
Expires 2/14/2028

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of September, 2025

Notary Public

Commission Expires: 02/14/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zadia Villaneuva	Zadia Villaneuva	162-13-0-038.00
345 Cedarmont Drive	609 Woodland Hills Dr.	
Nashville, TN 37211	LaVergne, TN 37086	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pagoda 4, LLC, a Delaware limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zadia Villaneuva

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. 37, on the Plan of Revised Section One, Cedarwood Estates, of record in Plat Book 4675, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Pagoda 4, LLC, a Delaware limited liability company, by Warranty Deed from Opendoor Property Trust I, A Delaware statutory trust, dated 5/31/2022 and recorded 6/16/2022 in Instrument No. 20220616-0069169, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 345 Cedarmont Drive, Nashville, TN 37211

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 so 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

Karen Johnson Davidson County
Batch# 1327357 DEEDWARR
09/26/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250926-0077019

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of September, 2025.

Pagoda 4 LLC
By: Cupola 27 Equity Owner, LLC, Member
By: BEACON RIDGE SINGLE-FAMILY RENTAL INCOME OPPORTUNITIES FUND LLC – SERIES 1, as SOLE MEMBER

By: BRCM SFR-IO GP-PF LLC, its managing member
By: Beacon Ridge Capital Management LLC, its member

By: Carlen Hawkins, Authorized Signatory

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Carlen Hawkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of Pagoda 4, LLC, Cupola 27 Equity Owner, LLC, Member, BEACON RIDGE SINGLE-FAMILY RENTAL INCOME OPPORTUNITIES FUND LLC – SERIES 1, as SOLE MEMBER, BRCM SFR-IO GP-PF LLC, its managing member, Beacon Ridge Capital Management LLC, its member and that he is authorized by Pagoda 4, LLC, Cupola 27 Equity Owner, LLC, Member, BEACON RIDGE SINGLE-FAMILY RENTAL INCOME OPPORTUNITIES FUND LLC – SERIES 1, as SOLE MEMBER, BRCM SFR-IO GP-PF LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal at Orlando, Florida this 19th day of September, 2025.

MADISON ESQUIVEL
Notary Public
State of Florida
Comm# HH492942
Expires 2/14/2028

Notary Public
My Commission Expires: 02/14/2028

(Notary Seal)

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/19/25 (date of document).

Affiant Signature

9/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

