This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, Tennessee 37221
File Number: 6-7219-TM

Karen Johnson Davidson County
Batch# 1328423 DEEDWARR
09/30/2025 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,678.80
20250930-0077751

STATE OF TENNESSEE)
COUNTY OF MONGOMERY)

The actual consideration or value, whichever is greater, for this transfer is $724,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

Notary Public
My Commission Expires: 7/23/26

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Griffin Dunham 5218 Louisiana Avenue Nashville, Tennessee 37209	New Owner	091 07 1I 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **CPL Holdings LLC, a Tennessee Limited Liability Company** ("Grantor"), transfer and convey unto **Griffin Dunham, a single man** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5216 LOUISIANA AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5216 LOUISIANA AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20180413-0035169, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to CPL Holdings, LLC by Quitclaim deed from Jacob K. Lowery and Sabrina Lowery, Co-Trustees of The Jacob and Sabrina Lowery Family Trust dated November 15, 2021, of record in Instrument No. 20231114-0088864, in the register's office of Davidson County, Tennessee, dated November 3, 2023 and recorded on November 14, 2023.

Being the same property conveyed to Jacob K. Lowery and Sabrina A. Lowery, Co-Trustees of The Jacob and Sabrina Lowery Family Trust, dated November 15, 2021, by Warranty Deed from Niklas Lord, an unmarried man, of record in Instrument No. 20221208-00127933, in the register's office of Davidson County, Tennessee, dated November 30, 2022 and recorded on December 8, 2022.

This is improved property located at: **5218 Louisiana Avenue, Nashville, Tennessee 37209.**

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 their 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 September 29, 2025.

GRANTOR:

CPL Holdings LLC, a Tennessee Limited Liability Company

By: Jacob Lowery, Co-Trustee of The Jacob and Sabrina Lowery Family Trust, u/a dated November 15, 2021
Its: Operating Manager

By: Sabrina Lowery, Co-Trustee of The Jacob and Sabrina Lowery Family Trust, u/a dated November 15, 2021
Its: Operating Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Lowery and Sabrina Lowery, Co-Trustees of The Jacob and Sabrina Lowery Family Trust, u/a dated November 15, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that The Jacob and Sabrina Lowery Family Trust, u/a dated November 15, 2021 is an Operating Manager of CPL Holdings LLC, the Grantor, and is authorized by the Grantor to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2025.

LISA BAILEY
COMM No. 2516033
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 30, 2029

Notary Public
My Commission expires: 03/30/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **September 29, 2025**

Affiant Signature

09/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 30, 2025**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY