Karen Johnson Davidson County
Batch # 1330905 DEEDWARR
10/06/2025 02 48.32 PM 5 pgs
Fees $28 00 Taxes $1,831 50
20251006-0079672

File No: 1192 Dalemere Drive

After Recording, Send to:
Total Title Services, LLC
10400 Blacklick-Eastern Rd NW # 110
Pickerington, OH 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:
Jacob D. Thomas and Elisabeth A. Fuqua, 5800 River Road, Nashville, TN 37209

Tax Parcel Number. 032-16-0 005.00

GENERAL WARRANTY DEED

Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company, ("Grantor"), of **4425 Ponce De Leon Blvd., 2nd Floor, Coral Gables, FL 33146**, 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 **Jacob D. Thomas** and **Elisabeth A. Fuqua**, Huband and Wife, ("Grantee"), whose tax mailing address is **5800 River Road, Nashville, TN 37209**, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 96 of Dalemere Subdivision, Section 5, as of record in Plat Book 3600, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property commonly known as: 1192 Dalemere Drive, Nashville, TN 37207

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A WARRANTY DEED RECORDED AS

INSTRUMENT NO. 20250224-0013215 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 032-16-0 005.00

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 October 2nd, 2025:

Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company

By: Brian Conway 10/02/2025 02:57 PM CDT

Name: Brian E. Conway

Its: Vice President

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brian E. Conway** as Vice President on behalf of **Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company**, 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 2nd day of october, 2025.

JESSICA ELAINE CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires:
3/6/2029
Online Notary Public: This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Jessica Elaine Connor 10/02/2025 03:00 PM CDT
Notary Public

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 $ 495,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Brian Conway 10/02/2025 02:57 PM CDT
Affiant

Subscribed and sworn to before me on this the 2nd day of October, 20 25

Jessica Elaine Connor 10/02/2025 03:00 PM CDT
Notary Public

My Commission Expires 03/06/29

JESSICA ELAINE CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires 3/6/2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

SEAL

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 10/02/2025.

Date

Stephanie Woodall
Affiant Signature

10/02/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

My Commission Expires: 5/16/29
Date

Notary's Seal (if on paper)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY