File No: 4045 Matilda Street

Karen Johnson Davidson County
Batch# 1331996 DEEDWARR
10/08/2025 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,285.75
20251008-0080373

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:
Home Pros Cooperative LLC, a Tennessee limited liability company, 777 GILLLOCK STREET, NASHVILLE, TN 37216

Tax Parcel Number: 041-04-0-034.00

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 **Home Pros Cooperative LLC, a Tennessee limited liability company**, ("Grantee"), whose tax mailing address is **777 GILLLOCK STREET, NASHVILLE, TN 37216**, 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:

Being Lot No. 47 on the Plat of Dalemere Subdivision, Section 3, as of record in Book 3300, Page 6, Register's Office for said County. Said Lot No. 47 fronts 93.45 feet on the Easterly side of Matilda Street and extends back 314.40 Feet on the Northerly line and 260 feet on the Southerly line to a deed line, measuring 214.02 feet thereon.

Property commonly known as: 4045 Matilda Street, 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. 20250722-0057794 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 041-04-0-034.00

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 07/24/2025 01:02 PM CDT, 20____:

Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company

By: Brian Conway

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 24th day of July, 2025.

Jessica Elaine Connor 07/24/2025 01:06 PM CDT

Notary Public

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®

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 $347,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Conway 07/24/2025 01:02 PM CDT

Affiant

Subscribed and sworn to before me on this the 24th day of July, 2025.

Jessica Elaine Connor 07/24/2025 01:06 PM CDT

Notary Public

My Commission Expires: 03/06/2029

SEAL



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®

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 7/24/2025 (date of document).

Affiant Signature

10/08/2025
Date

State of Ohio

County of Fairfield

Sworn to and subscribed before me this 8th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2028

NOTARY'S SEAL



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