Karen Johnson Davidson County
Batch# 1333284 DEEDWARR
10/13/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20251013-0081356

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2025.

Notary Public

My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patricia Yabar Serna and Gilberto Valdivia	CrossCountry Mortgage, LLC	108-04-0-170.00
911 Waggoner CT. E	2160 Superior Ave	
Nashville, TN 37214	Cleveland, OH 44114	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

CG Capital, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patricia Yabar Serna and Gilberto Valdivia, as joint tenants

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122-B on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, Page (s) 570 and 571, 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 Jorge A. Cardoso, a single man by Warranty Deed from Brenda C. Landers, an unmarried woman of record in Instrument No. 20220701-0076894 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 01, 2022.

Being the same property conveyed to CG Capital, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Jorge A. Cardoso, a single man of record in Instrument No. 20230921-0074177 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023.

This is improved property known as **911 Waggoner CT. E, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 10th day of October, 2025.

Jorge Cardoso, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jorge Cardoso, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of CG Capital, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Authorized agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal this 10th day of October, 2025.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-001203-626



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 10/10/2025 (date of document).

Affiant Signature

10/10/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 10 day of Oct, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County