Karen Johnson Davidson County
Batch# 1386041 DEEDWARR
02/26/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $525.40
20260226-0015323

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 19 day of February 2026.

Notary Public
My commission expires: 4-19-26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
David Germano	**BOOMERANG FINANCE SUB-REIT LLC**	**108030A04700CO**
550 Markham St Unit 44	**PO Box 20130**	
Nashville, TN 37214	**Mesa, AZ 85277**	

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 ACKNOWLEDGE, WE,

Cedrick Grandberry, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Germano

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, described as Lot 28, Unit No. 47 of Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, Tennessee, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, Page 829, as corrected and re-recorded in Book 6014, Page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, Page 829, as corrected and re-recorded in Book 6014, Page 978, and By-Laws recorded in Book 5970, page 861, as corrected and re-recorded in Book 6015, Page 11 and amended in Book 6406, Page 799, Register's Office for said County, are incorporated herein by reference and made a part hereof, the same as though copied herein.

Being the same property conveyed to Cedrick Grandberry, by Warranty Deed from Mary Ann Cornell, unmarried, and Kelly Cornett Woods, married, tenants in common, dated April 28, 2006, of record in Instrument No. 20060503-0051477, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Rules and Regulations of record in Book 7266, Page 827, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 919 Patio Dr, Nashville, TN 37214.

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 do 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 in 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 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.

_____ Date: 2-19-24
Cedrick Grandberry

_____ Date: _____

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Cedrick Grandberry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/16/2028

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2028
RUTHERFORD COUNTY

Certificate of Authenticity

I, Anna Rayland, 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 2/19/26
Date

Affiant Signature

2/19/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of February, 2026.

Notary's Signature
My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY