Karen Johnson Davidson County
Batch# 1386631 DEEDWARR
02/27/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20260227-0015819

Name and Address of New Owner:
Cedar Brook Properties Funding 3, LLC
4425 Ponce de Leon Boulevard, 2nd Floor
Coral Gables, FL 33146

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 050-14-0-266.000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scioto Properties SP-16 LLC, an Ohio Limited Liability Company, as successor by merger to Scioto Properties SP-15 LLC, an Ohio Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 222 on the plan of Section Two, Parkwood Estates, of record in Plat Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scioto Properties SP-15 LLC, an Ohio Limited Liability Company by Warranty Deed from SSMS Housing, LLC, of record in Instrument No. 20130401-0030961 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on April 1, 2013.

Being the same property conveyed to Scioto Properties SP-16 LLC, an Ohio Limited Liability Company by Quitclaim Deed from Scioto Properties SP-15 LLC, an Ohio Limited Liability Company of record in Instrument No. 20130705-0069809 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on July 5, 2013.

Being a portion of the same property conveyed to Scioto Properties SP-15 LLC, an Ohio Limited Liability Company, by Quitclaim Deed from Scioto Properties SP-16 LLC, an Ohio Limited Liability Company of record in Instrument No. 20140425-0035124 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 25, 2014. Scioto Properties SP-15 LLC, an Ohio Limited Liability Company having since merged into Scioto Properties SP-16 LLC, an Ohio Limited Liability Company. Certificate of Merger of record in Instrument No. 20240625-0047337.

Being improved property known as 3218 Moorewood Drive, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES

OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2026.

Scioto Properties SP-16 LLC, an Ohio Limited Liability Company
By: Scioto Properties LLC, an Ohio Limited Liability Company, Sole Member

By:_____
B. Thomas Goodwin, President

STATE OF OHIO
COUNTY OF DELAWARE

Before me, Brandon J Campbell of the state and county mentioned, personally appeared B. Thomas Goodwin, President of Scioto Properties LLC, an Ohio Limited Liability Company, Sole Member of Scioto Properties SP-16 LLC, an Ohio limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Scioto Properties LLC, Sole Member of Scioto Properties SP-16 LLC, the within named bargainor, a Limited Liability Company, and that such B. Thomas Goodwin, as such President of the Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President of the Sole Member.

Witness my hand, at office, this 26th day of February, 2026.

_____
Notary Public
My commission expires: 12-12-2028

NOTARIAL SEAL STATE OF OHIO
BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

AFFIDAVIT OF VALUE

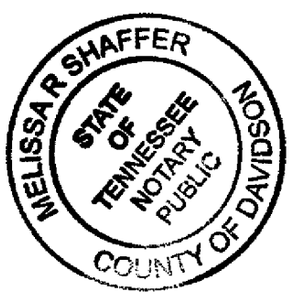
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of February, 2026.

Notary Public
My commission expires: 5-9-26
File No. GNT-26-4478



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 2-26-26 .

Affiant Signature 2-26-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of February, 2026.

Notary Signature

My Commission Expires: 5-9-26

