Karen Johnson Davidson County
Batch# 1395476 DEEDWARR
03/20/2026 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20260320-0022422

File No: 2026-TN-21335

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.

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:
Templin Contracting, LLC, 4745 Cape Hope Pass, Hermitage, TN 37076

Tax Parcel Number: 119-04-0-031

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 $10.00 (Ten Dollars 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 **Templin Contracting, LLC, a Tennessee Limited Liability Company, 4745 Cape Hope Pass, Hermitage,TN37076** ("Grantee"), whose tax mailing address is, the following described real estate:

That certain tract or parcel of land in Davidson County, Tennessee, belonging to Alma June Pulliam, deceased, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 87 feet on the Southerly side of Wimpole Drive and runs back 303.3 feet on the Easterly line and 310.2 feet on the Westerly side to a dead line, measuring 87.2 feet thereon.

Parcel ID: 119-04-0-031

Property commonly known as: 328 Wimpole Drive, Nashville, TN 37211

The instrument constituting the source of Grantor's interest in the foregoing described herein was a General Warranty Deed recorded as Instrument No. 20250912-0073036 in the Register's Office of Davidson County, Tennessee.

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 March 18th, 2026:

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

By: Brian E. Conway _____

Name: Brian E. Conway
Its: Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

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 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 18th day of March, 2026.

TORI CANEDY
NOTARY PUBLIC - ARIZONA
Maricopa COUNTY
COMMISSION # 657459
MY COMM. EXPIRES 11/26/2027

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tori Canedy _____
Notary Public

STATE OF ARIZONA
COUNTY OF MARICOPA

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian E. Conway

Affiant

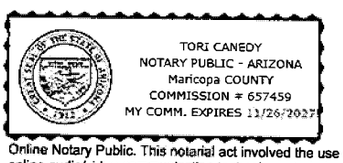
Subscribed and sworn to before me on this the 18th day of March, 2026.

Tori Canedy

Notary Public

My Commission Expires: 11/26/2027

SEAL



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Certificate of Authenticity

I, Joshua A. Terry, 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 3/18/2026.

Affiant Signature – Joshua A. Terry

3/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27