WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418102 DEEDWARR
05/08/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260508-0041823

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May, 20 26

Lenzie Hahn
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LENZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Bronson and Katie Cooper	New Owner	
(NAME)	(NAME)	106-13-0-15300
2110 Sadler Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **CF REO, LLC, an Arizona Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bronson Cooper and wife Katie Cooper,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 76 on the Plan of Sadler Place, of record in Book 332, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Lot No. 76, fronts 50, feet on the easterly side of Sadler Avenue, and runs back between parallel lines, 165, feet to an alley.

Being the same property conveyed to CF REO, LLC, a Limited Liability Company by Deed dated January 9, 2026 from Capital Fund Reit, LLC, recorded January 15, 2026, in Instrument Number 20260115-0003861, in the Official Records of Davidson County, Tennessee.

B & D Development Group, LLC to Capital Fund Reit, LLC by trustees deed dated 01/13/2026 and recorded on 01/13/2026 as Instrument Number 20260113-0003186, in the amount of $495,000.00 in the Official Records of the Davidson County Register of Deeds.

Ohmar D. Braden to B & D Development Group, LLC by quit claim deed dated 03/14/2025 and recorded on 03/26/2025 as Instrument Number 20250326-0022505, in the amount of $.00 in the Official Records of the Davidson County Register of Deeds.

B & D Development Group, LLC to Ohmar D. Braden by quit claim deed dated 06/05/2024 and recorded on 06/13/2024 as Instrument Number 20240613-0044313, in the amount of $.00 in the Official Records of the Davidson County Register of Deeds.

Rondal P. Wheat an Sandra G. Wheat to B & D Development Group, LLC by deed dated 11/30/2021 and recorded on 12/09/2021 as Instrument Number 20211209-0163408, in the amount of $250,000.00 in the Official Records of the Davidson County Register of Deeds. Sandra G. Wheat having passed on/or about September 22, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2110 Sadler Ave, Nashville, TN 37210

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 is 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.

Witness my hand this 30th day of April, 2026.

CF REO, LLC, a Limited Liability Company

By: _____
Tyler Larson

STATE OF [redacted] Arizona
COUNTY OF [redacted] Maricopa

Before me, Madison Owen of the state and county mentioned, personally appeared Tyler Larson of CF REO, LLC, 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 the Authorized Agent of CF REO, LLC, the within named bargainor, a Limited Liability Company, and that such Tyler Larson of CF REO, LLC as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Scottsdale AZ, this 30th day of April, 2026.

_____
Notary Signature

Printed Name: Madison Owen

My commission expires: July 11th, 2029

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 685259
My Comm. Expires Jul 11, 2029

Certificate of Authenticity

I, Danielle Watson, 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 4/30/26.

Date

Affiant Signature

4/30/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026.

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029