Karen Johnson Davidson County
Batch# 1432604 DEEDWARR
06/11/2026 08:35:30 AM 6 pgs
Fees: $33.00 Taxes: $1,457.80
20260611-0052883

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.

New Owner Address
David Alexander Hubbard, 3004 Lakeshore Drive, Nashville, TN 37138

Send Tax Bills To:
Fifth Third Bank, 5050 Kingsley Drive, MD 1 MOCBQ, Cincinnati, OH 45263

Tax Parcel Number: 05312015800

GENERAL WARRANTY DEED

Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company, ("Grantor"), whose mailing address is **4425 Ponce de Leon, 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 **David Alexander Hubbard**, an unmarried man, ("Grantee"), whose mailing address is **3004 Lakeshore Drive, Nashville, TN 37138**, the following described real estate:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Beginning at a point in the southwesterly margin of Pitts Avenue, at the corner of Lots No. 5 and 6; thence with the line between said lots, southwesterly 150 feet to a corner of Lot No. 7; thence with the line between Nos 6 and 7, southeasterly 74.5 feet to the northwesterly margin of 32nd Street; thence with the margin of same, northeasterly 130 feet to the beginning of a curve; thence around said curve,

northerly 31.4 feet to the westerly margin of Pitts Avenue: thence with the margin of same, northwesterly 54.5 feet to the point of beginning.

Parcel ID: 05312015800

Property commonly known as: 3004 Lakeshore Drive, Nashville, TN 37138

The instrument constituting the source of Grantor's interest in the foregoing described herein was a General Warranty Deed recorded as Instrument No. 20250908-0071569 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 June 4th, 2026:

Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company

By: Brian 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 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 4th day of June, 2026.

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

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 $394,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Conway

Affiant

Subscribed and sworn to before me on this the 4th day of June, 2026.

Tori Canedy

Notary Public

My Commission Expires: 11/26/2027

SEAL

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

I certify and warrant that the foregoing and annexed paper document being presented for record, to which this certification is attached, represents a true, exact, complete, and unaltered copy of the original electronic document. The county offices of the auditor, treasurer, recorder, and others necessary to effectuate the transfer and recording of the instrument shall be entitled to rely on such certification and warranty for all purposes.

Tori Canedy
_____[signature of authenticator]

Tori Canedy
_____[printed name of authenticator]

4450 E Willow Avenue
_____[street address of authenticator]

Phoenix, Arizona 85032
_____[city, state, zip code of - authenticator]

602-535-6966
_____[telephone number of - authenticator]

State of Virginia

County of Henrico

The foregoing authenticator certificate was subscribed and sworn to in my presence by Tori Canedy [printed name of authenticator] on this 8 day of June, 2026

Lindsay LeBoeuf Daniel

Notary Public"
Lindsay LeBoeuf Daniel

Lindsay LeBoeuf Daniel
Electronic notary public
Commonwealth of Virginia
Henrico County
Commission #: 7730954
Commission Expires: 3/31/2029

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/4/26 (date of document).

Affiant Signature

6/10/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of June, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029