Karen Johnson Davidson County
Batch# 1447264 DEEDWARR
07/15/2026 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260715-0063898

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2743

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eva Lee Gertz and Jarrod Steven Lawson 1526 Hayden Drive Nashville, TN 37206	Kind Lending, LLC 4 Hutton Centre Dr., Ste. 1000 Santa Ana, CA 92707	072-16-0T-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

GFY, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eva Lee Gertz and Jarrod Steven Lawson, Co-Trustees of Lawson and Gertz 2025 CP Trust Dated July 14, 2025

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:

The following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2 of 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160115-0004487, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160115-0004487, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John E. Cinti and wife, Diane M. Andes-Cinti, husband and wife by Warranty Deed from Gogala, LLC, a Tennessee limited liability company of record in Instrument No. 20170410-0034606 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 10, 2017.

Being the same property conveyed to John Cinti and Diane Cinti, Trustees of The Cinti Joint Revocable Living Trust dated February 12, 2020 by Quitclaim Deed from John E. Cinti And Diane M. Andes-Cinti, husband and wife of record in Instrument No. 20200225-

0020934 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 25, 2020.

Being the same property conveyed to GFY, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Cinti, Trustee of The Cinti Joint Revocable Living Trust dated February 12, 2020 of record in Instrument No. 20260501-0038808 Register's Office for Davidson County, Tennessee, dated April 29, 2026 and recorded on May 01, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1526 Hayden Drive, Nashville, TN 37206

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 so 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.

Dated this the 25th day of June, 2026.

GFY, LLC, a Tennessee Limited Liability Company

By: _____
Christopher Mule, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Mule, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of GFY, LLC, a Tennessee limited liability company, and that he is authorized by GFY, LLC, to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal, this 25th day of June, 2026.

_____
Notary Signature

My commission expires: 01/17/27



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 6/25/26.

Affiant Signature – Joshua A. Terry

7/9/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/9/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27