39B

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9486-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Karen Johnson
Batch # 1448170
07/17/2026 08:52:49 AM
Fees: $13.00 Taxes: $4,255.00
Davidson County
DEEDWARR
2 pgs
20260717-0064761

Subscribed and sworn to before me this the 15th day of July, 2026.

Notary Public
My Commission Expires: 3/2/2029

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathaniel Dickinson and Laura L. Dickinson 4131 Lealand Lane Nashville, TN 37204	CMG Home Loans 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	132-05-0D-002-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jordan Berlin and wife, and Sarah Berlin** (individually and/or collectively, "Grantor"), transfer and convey unto **Nathaniel Dickinson and Laura L. Dickinson, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051006-0120664, 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 Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051006-0120664, 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 Jordan D. Berlin and wife, Sarah Berlin by Warranty Deed from CG Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20051214-0150250, Register's Office for Davidson County, Tennessee, dated December 13, 2005 and recorded on December 14, 2005.

This is improved property located at: **4131 Lealand Lane, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2026

GRANTOR:

Jordan D. Berlin

Sarah Berlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan D. Berlin and Sarah Berlin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17 2029

Notary Public
My Commission expires: 11/17/2029