Pactima eNotary (RON) Package ID: H1S4PQsd4oWgke8wE-tZS

Karen Johnson Davidson County
Batch# 1451337 DEEDWARR
07/23/2026 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,812.63
20260723-0067344

File No: 4112 Marydale Drive

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/Send Tax Bills To:
Haley Michelle Bisch and Juan Carpio Escalona, 4112 Marydale Drive, Nashville, TN 37207

Tax Parcel Number: 032 16 0 011.00

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 **Haley Michelle Bisch** and **Juan Carpio Escalona**, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **4112 Marydale Drive, Nashville, TN 37207**, the following described real estate:

Land in Davidson County, Tennessee being Lot No. 92 on the plan of Dalemere Subdivision, Section 5 as of record in Book 3600, page 19 in the Register's Office for said County. Said Lot No. 92 fronts 102.47 feet on the westerly side of Marydale Drive, said line extending between an iron pin and concrete monument; the lot extends back 386 feet on the south to a concrete monument, and 341.95 feet on the north to an iron pin; said lot measures 128.55 feet on the rear line between said monument and pin.

Property commonly known as: 4112 Marydale Drive, Nashville, TN 37207

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20250725-0048892 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 032 16 0 011.00

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 JULY 22, 20 26:

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

By: Brian E. Conway

Name: Brian E. Conway

Its: Vice President

STATE OF VIRGINIA
COUNTY OF HENRICO

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 or has produced DRIVERS LICENSE as identification, 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 22 day of JULY, 20 26.

Lindsay LeBoeuf Daniel
Notary Public

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

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

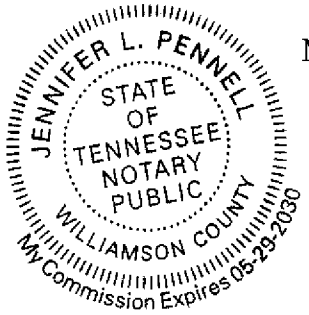
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.489,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2026

NOTARY PUBLIC



My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 22, 26 (date of document).

Jennifer Pennell

July 23, 26
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 23, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal