Karen Johnson Davidson County
Batch# 1455558 DEEDWARR
08/04/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20260804-0071629

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Suzanne Winton and David Winton	FirstBank	Map: 108-12-0B-043.00CO
(NAME) 3456 Harborwood Cir	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($427,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CPI/AMHERST SFR PROGRAM OWNER, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUZANNE WINTON AND DAVID WINTON, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 173 on the plan of HARBORVIEW, PHASE 1-A, SECTION TWO, of record at Book 6900, Pages 756-758, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CPI/Amherst SFR Program Owner, LLC, by deed from MUPR 3 Assets, LLC, of record in Instrument No. 20200330-0033689, dated March 20, 2020, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3456 Harborwood Cir, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of July, 2026.

CPI/Amherst SFR Program Owner, LLC, A Delaware Limited Liability Company

BY: Main Street Renewal, LLC a Delaware Limited Liability Company

By: _____

Name: Tim Eller
Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Eller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Authorized Signatory respectively of CPI/Amherst SFR Program RS, LLC the within named bargainer, and that he/she as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of July, 2026.

My Commission Expires: April 10, 2030

_____
Notary Public
Jason Hansen

JASON HANSEN
Notary Public - Arizona
Maricopa County
Commission # 694347
My Comm. Expires Apr 10, 2030

Certification of Recorded Documents

I, Channing Miles, 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 31, 2026.

(AFFIANT) – Channing Miles

07/31/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of July, 2026.

My commission expires: 4/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY