Karen Johnson Davidson County
Batch# 1462649 DEEDWARR
08/21/2026 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $667.30
20260821-0078028

File No: 3870 Priest Lake 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.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company,
4425 Ponce de Leon Blvd, 2nd Floor, Coral Gables, FL 33146

Tax Parcel Number: 136-03-0C-071.00

GENERAL WARRANTY DEED

Lois Lynn Abrams and Paul Edward Abrams, a married couple ("Grantor"), whose mailing address is, **1205 Scarcroft Lane, Nashville, TN 37221**, 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 **Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company**, ("Grantee"), whose tax mailing address is **4425 Ponce de Leon Blvd, 2nd Floor, Coral Gables, FL 33146**, the following described real estate:

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 No. 18, (Lot 4) of Heritage Village of Priest Lake Park Condominiums, as of record in Plan Book 4860, page 98,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Property commonly known as: 3870 Priest Lake Drive, Nashville, TN 37217

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 201710020100414 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 136-03-0C-071.00

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 June 29, 2026:

Lois Lynn Abrams
Lois Lynn Abrams

Paul Edward Abrams
Paul Edward Abrams

STATE OF Tennessee
COUNTY OF Cheatham

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Lois Lynn Abrams and Paul Edward Abrams**, 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 29th day of June, 2026.

Rita Henley
Notary Public

RITA HENLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 146,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lois Lynn Abrams and Paul Edward Abrams
Affiant

Subscribed and sworn to before me on this the 29th day of June, 2026.

Rita Henley
Notary Public

My Commission Expires: 01-22-2029

SEAL

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Tennessee Certification of Electronic Document

I, Amanda Dombrowski, 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 June 29, 2026 (date of document).

Affiant Signature

08/19/2026
Date

State of Ohio

County of Fairfield

Sworn to and subscribed before me this 19th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/2/28

NOTARY'S SEAL



MIRIAM YOUNG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-02-2028