Karen Johnson Davidson County
Batch# 1467628 DEEDWARR
09/03/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $867.65
20260903-0081577

NICOLA ESTRELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/28/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 8/19/28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 609 River Rock Boulevard
suite B3
Murfreesboro, TN 37128
file # 11127-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Victoria Marina Robeson	**CMG Mortgage Inc. dba CMG Home Loans**	136-03-0C-071.00-CO
3870 Priest Lake Drive	3160 Crow Canyon Rd, Suite 400	
Nashville, TN 37217	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria Marina Robeson, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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.

Being the same property conveyed to Lois Lynn Abrams and Paul Edward Abrams, wife and husband by Warranty Deed from Jeneva M. Holt, unmarried of record in Instrument No. 20171002-0100414 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3870 Priest Lake Drive Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 28, 2026.

Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company

By: *Brian Conway*
Brian Conway, Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Conway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of Cedar Brook Properties Funding 3, LLC, the within named bargainor, a limited liability company, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Vice President.

Witness my hand and official seal, this August 28, 2026.

Julie Vargas

Notary Public: Julie Vargas

My Commission Expires: 10/6/2027

JULIE VARGAS
NOTARY PUBLIC - ARIZONA
Maricopa COUNTY
COMMISSION # 656113
MY COMM. EXPIRES 10/06/2027

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

File #: 11127-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 28, 2026.

J. Carlton Drumwright

August 28, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 28, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY