Karen Johnson Davidson County
Batch# 1483187 DEEDWARR
10/12/2026 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20261012-0093570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/21/2030
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samuel Lowry	NEW OWNER	050 14 0 266.00
(NAME)	(NAME)	
3218 Moorewood Drive	3218 Moorewood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel Lowry, unmarried man**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of SECTION TWO, PARKWOOD ESTATES, of record in Plat Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company, by Warranty Deed from Scioto Properties SP-16 LLC, an Ohio Limited Liability Company, as successor by merger to Scioto Properties SP-15 LLC, an Ohio Limited Liability Company, of record in Instrument No. 20260227-0015819 in the Register's Office of Davidson County, Tennessee, dated February 26, 2026 and recorded on February 27, 2026.

Being part of the same property conveyed to Scioto Properties SP-15 LLC, an Ohio limited liability company, by Quitclaim Deed from Scioto Properties SP-16 LLC, an Ohio limited liability company, of record in Instrument No. 20140425-0035124 in the Register's Office of Davidson County, Tennessee, dated April 17, 2014 and recorded on April 25, 2014. Scioto Properties SP-15 LLC, an Ohio limited liability company having since merged into and Scioto Properties SP-16 LLC, an Ohio limited liability company., as evidenced by Certificate of Merger in Instrument No. 20240625-0047337.

Being the same property conveyed to Scioto Properties SP-16 LLC, an Ohio limited liability company, by Quitclaim Deed from Scioto Properties SP-15 LLC, an Ohio limited liability Company, of record in Instrument No. 20130705-0069809 in the Register's Office of Davidson County, Tennessee, dated June 26, 2013 and recorded on July 05, 2013.

Being the same property conveyed to Scioto Properties SP-15 LLC, an Ohio limited liability company, by Warranty Deed from SSMS Housing, LLC, of record in Instrument No. 20130401-0030961 in the Register's Office of Davidson County, Tennessee, dated March 27, 2013 and recorded on April 01, 2013.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3218 Moorewood Drive, Nashville, TN 37207
(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 successors 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.

Effective the 5th day of October, 2026.

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

BY: Brian E. Conway

Brian E. Conway
Vice President

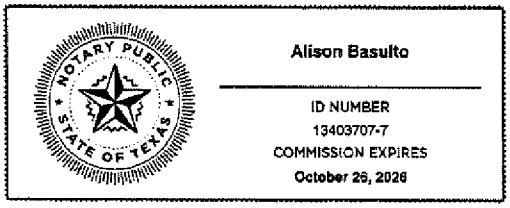
STATE OF Texas

COUNTY OF Tarrant

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

Witness my hand, at office, this 5th day of October, 2026.

Notary Public Alison Basulto



My commission expires: 10/26/2026

Electronically signed and notarized online using the Proof platform.

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 5th day of October, 2026.

Blake Harris Reynolds
Date: 10/5/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of October, 2026.

Notary Public
My Commission Expires: 8/15/27

