Karen Johnson Davidson County
Batch# 971450 DEEDWARR
02/16/2023 11:09:03 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20230216-0011281

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Isabella James, LLC.
839 Brook Hollow Rd
Nashville, TN 37205

SEND TAX BILL TO:
Longhorn III Investments, LLC
17103 Preston Road
Dallas, Texas 75248

MAP 091
GROUP 10 0
PARCEL 227.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Property Fund 629, LLC., a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Isabella James, LLC., a Tennessee Limited Liability Company,

hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northwesterly part of the southerly 132 feet of Block "E" on the map of Holman Heights, Vernon and Lovell's Subdivision of Block 13, 14, 15, and 17 of the B. F. Cockrill Farm, as of record in Book 332, page 7, Register's Office for Davidson County, Tennessee.

Said part of Block "E" fronts 55 feet on the easterly side of Nichols Street and runs back between parallel lines from the center of said street 150 feet to a dead line.

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for North American Title Insurance Company, Trustee, dated February 2, 2023 and filed of record in Instrument No. 20120111-0002851, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Holman Heights, Vernon and Lovell's Subdivision of Block 13, 14, 15, and 17 of the B. F. Cockrill Farm, of record in Book 332, Page 7, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 500 Nichol Road, Nashville, Tennessee 37209.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Isabella James, LLC., a Tennessee Limited Liability Company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 10th day of February 2023.

Property Fund 629, LLC., a Tennessee Limited Liability Company

[redacted] Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Property Fund 629, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 10th day of February 2023.

[redacted]
NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

[redacted]
AFFIANT

Subscribed and sworn to before me on this 10th day of February 2023.

[redacted]
NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY