Karen Johnson Davidson County
Batch# 1018259 DEEDWARR
06/23/2023 09 47 47 AM 2 pgs
Fees $13 00 Taxes $980 50
20230623-0047838

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

ADDRESS NEW OWNER.
Nick Baldassano
8443 Sycamore Creek Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
SAME AS OWNER

MAP 004
GROUP 00 0
PARCEL 123 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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

Nick Baldassano and Brenda Baldassano, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit.

Tract One

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, as described according to an unrecorded survey made by John D Sprouse, Surveyor, dated May 21, 1990, as follows

BEGINNING at an iron pin in the westerly margin of Huffman Road, said iron pin being the northeast corner of Robert O Woodard, et ux, appearing of record in Deed Book 5535, Page 291, in the R O.D C T , being the southeast corner of Steven Clay Wooden, et ux, appearing of record in Deed Book 6033, Page 651, in the R O.D C T , and continuing as follows thence with the margin of said road N 37 deg 04' 14" E, 23 87 feet, thence N 31 deg 49' 03" E, 65 37 feet, thence N 27 deg 21' 16" E, 68 10 feet to an iron pin in said margin of said road being the northeast corner of this tract of land, thence leaving said margin of road with a new line N 80 deg 14' 59" W, 716.54 feet to an iron pin, thence N 88 deg 29' 50" W, 510.00 feet to an iron pin in the easterly R O W of U S Highway No 431, said iron pin being the southwest corner of Eddie Lee Shockney, et ux, appearing of record in Deed Book 4834, Page 118, in the R O D C T., and being the northwest corner of this tract of land, thence with the R O W of said highway S 16 deg 55' 32" E, 80.86 feet, thence N 73 deg 04' 28" E, 15 00 feet, thence S 16 deg. 55' 32" E, 154.00 feet to a fence post being the northwest corner of Charles S Moss, et ux, appearing of record in Deed Book 3942, Page 996, in the R O D C T , and being the southwest corner of this tract of land, thence with the line of said Moss S 85 deg 42' 22" E, 672 09 feet to an iron pin being the northeast corner of said Moss and the northwest corner of said Woodard, thence with the line of said Woodard N 60 deg 58' 03" E, 191 21 feet to an iron pin, thence S 66 deg 54' 57" E, 234 53 feet to the point of BEGINNING containing 5 044 acres, more or less, as surveyed by John D. Sprouse, License No 957, dated May 21, 1990

Being the same property conveyed to Property Fund 629 LLC by Substitute Trustee's Deed from Clear Recon, LLC, as Substitute Trustee for W Aaron Fortner, Trustee, dated February 3, 2023 and filed of record February 8, 2023 in Instrument No 20230208-0009325, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1 2023 taxes and subsequent years
2 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 8443 Sycamore Creek Road, Joelton, Tennessee 37080

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 Nick Baldassano and Brenda Baldassano, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 the 15th day of June 2023.

Property Fund 629 LLC., a Tennessee Limited Liability Company

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 15th day of June 2023

NOTARY PUBLIC
My Commission Expires ~~February 21, 2027~~

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $265,000 00

AFFIANT

Subscribed and sworn to before me on this 15th day of June 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD