Karen Johnson Davidson County
Batch# 1063716 DEEDWARR
10/23/2023 11 34 57 AM 2 pgs
Fees $13 00 Taxes $962 00
20231023-0082824

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

ADDRESS NEW OWNER·
Sheiman Zubeer
34 Tusculum Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
SAME AS OWNER

MAP 162
GROUP 08 0
PARCEL 063.00

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

Sheiman Zubeer and Hindiren Zubeer, 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.

Land in Davidson County, Tennessee, being lot No 3 on the Plan of A Resubdivision of Lane Estates of record in Plat Book 4860, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Property Fund 629, LLC, by Substitute Trustee's Deed from Joseph Weyant, as Substitute Trustee for D Dylan Potter, Trustee, dated September 16, 2023 and filed of record September 19, 2023 in instrument No. 20230919-0073581, Register's Office for Davidson County, Tennessee.
Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of A Resubdivision of Lane Estates, of record in Plat Book 4860, Page 65, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 4737, Page 803, said Register's Office
4. 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 **34 Tusculum Road, Antioch, Tennessee 37013**.

Such an 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 Sheiman Zubeer and Hindiren Zubeer, 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 19th day of October 2023.

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

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 19th day of October 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 $260,000 00.

AFFIANT

Subscribed and sworn to before me on this 19th day of October 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD